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FIND YOUR HOME

33 Astley Avenue
Halesowen,
West Midlands
B62 9TA

Offers In The Region Of £425,000

On Astley Avenue, Halesowen, this delightful semi-detached home offers move in ready accommodation, excellent for families. Astley Avenue is situated in a friendly neighbourhood, close to local amenities of Quinton and Halesowen Town, well regarded schools, and Leasowes park, making it an excellent choice for those looking to settle in a community.

The property itself comprises of a driveway to the front, with access into the property via an open porch. The entrance hall at the heart of the home offers a door into the rear reception room, kitchen and under stairs storage. The rear reception room offers double opening doors to the front reception room with bay window. The kitchen is well proportioned, with space for a dining table or potential centre island. Off this kitchen is a study with dual aspect windows for additional light and an inner hall with garage and downstairs w.c.. Upstairs are three bedrooms and a family shower room. The garden is particularly impressive, with patio area and lawn.

With its appealing layout and prime location, this property is sure to attract interest. Do not miss the opportunity to make this lovely house your new home. JH 18/06/2026 EPC=C

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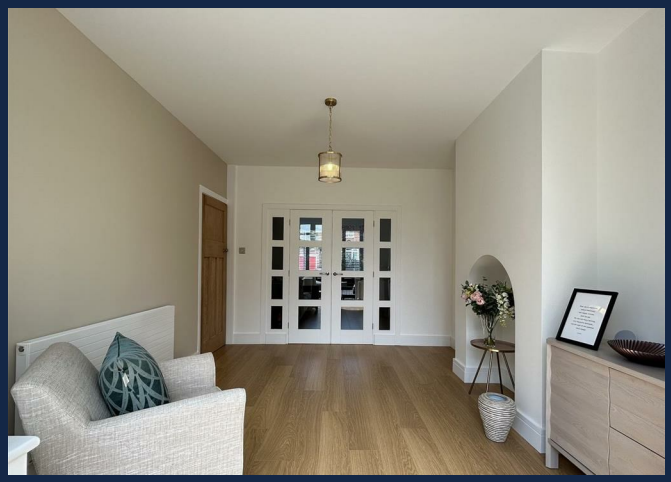
WELCOME
TO THE
GARDEN



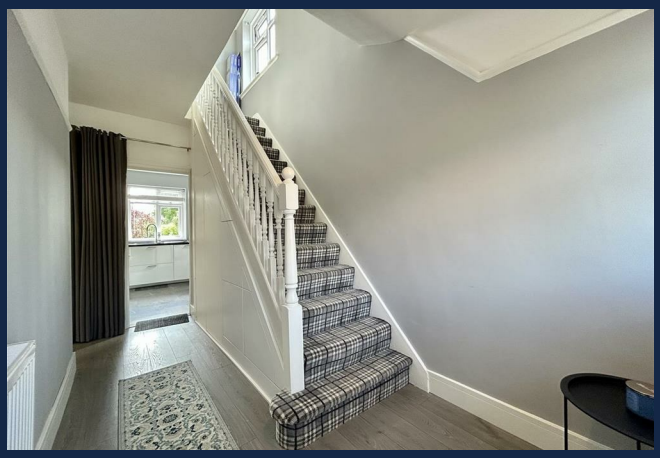
Approach
Via a block paved driveway with raised block paved beds with a variety of shrubs, access into the garage, feature open porch with fitted storage and a double glazed obscured door into the entrance hall.

Entrance hall
Two double glazed obscured windows to front, central heating radiator, picture rails, stairs to first floor accommodation, under stairs storage including drawers, door to further under stairs storage, door way into kitchen and door to rear reception room.

Rear reception room/dining room 12'5" min 14'1" max x 10'9" max 9'6" min (3.8 min 4.3 max x 3.3 max 2.9 min)
Double glazed French doors to rear set within a bay with double glazed windows, central heating radiator, double opening glass doors into front reception room/lounge.

Front reception room/lounge 16'0" max 12'9" min x 11'5" max 10'2" min (4.9 max 3.9 min x 3.5 max 3.1 min)
Double glazed bay window to front, central heating radiator, coving to ceiling, beam over fireplace.

Kitchen 14'5" x 10'5" min 13'1" max (4.4 x 3.2 min 4.0 max)
Double glazed window to rear, two double glazed skylights, high gloss base units with square top surface over, integrated dishwasher, washing machine, one and a half sink with drainer and mixer tap, integrated oven, induction hob with extractor, door to under stairs storage, archway into inner hall, door to study.



Inner hall
Loft access and doors into garage and downstairs w.c.

Downstairs w.c.
Vertical central heating towel rail, low level flush w.c., wash hand basin with mixer tap.

Garage 7'6" x 6'2" (2.3 x 1.9)
Double opening doors, power and out door tap, central heating boiler and fuse box.

Study 5'6" x 8'2" (1.7 x 2.5)
Double glazed door to side and double glazed window to the side and rear, central heating radiator.

First floor landing
Double glazed obscured window to side, loft access and doors into three bedrooms and shower room.

Shower room
Double glazed obscured window to rear, vertical central heating towel rail, walk in shower, low level flush w.c., wash hand basin with mixer tap.

Bedroom one 13'1" min 16'4" max x 11'1" max 10'2" min (4.0 min 5.0 max x 3.4 max 3.1 min)
Double glazed bay window to front, central heating radiator.

Bedroom two 10'9" max 9'6" min x 12'5" (3.3 max 2.9 min x 3.8)
Double glazed window to rear, central heating radiator.

Bedroom three 8'2" x 7'2" (2.5 x 2.2)
Double glazed window to front, central heating radiator.

Rear garden
Stone chipping patio with slabbed area, steps down to lawn and at the rear is a further decked area with shed.

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding
Tax Band is C

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

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We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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