

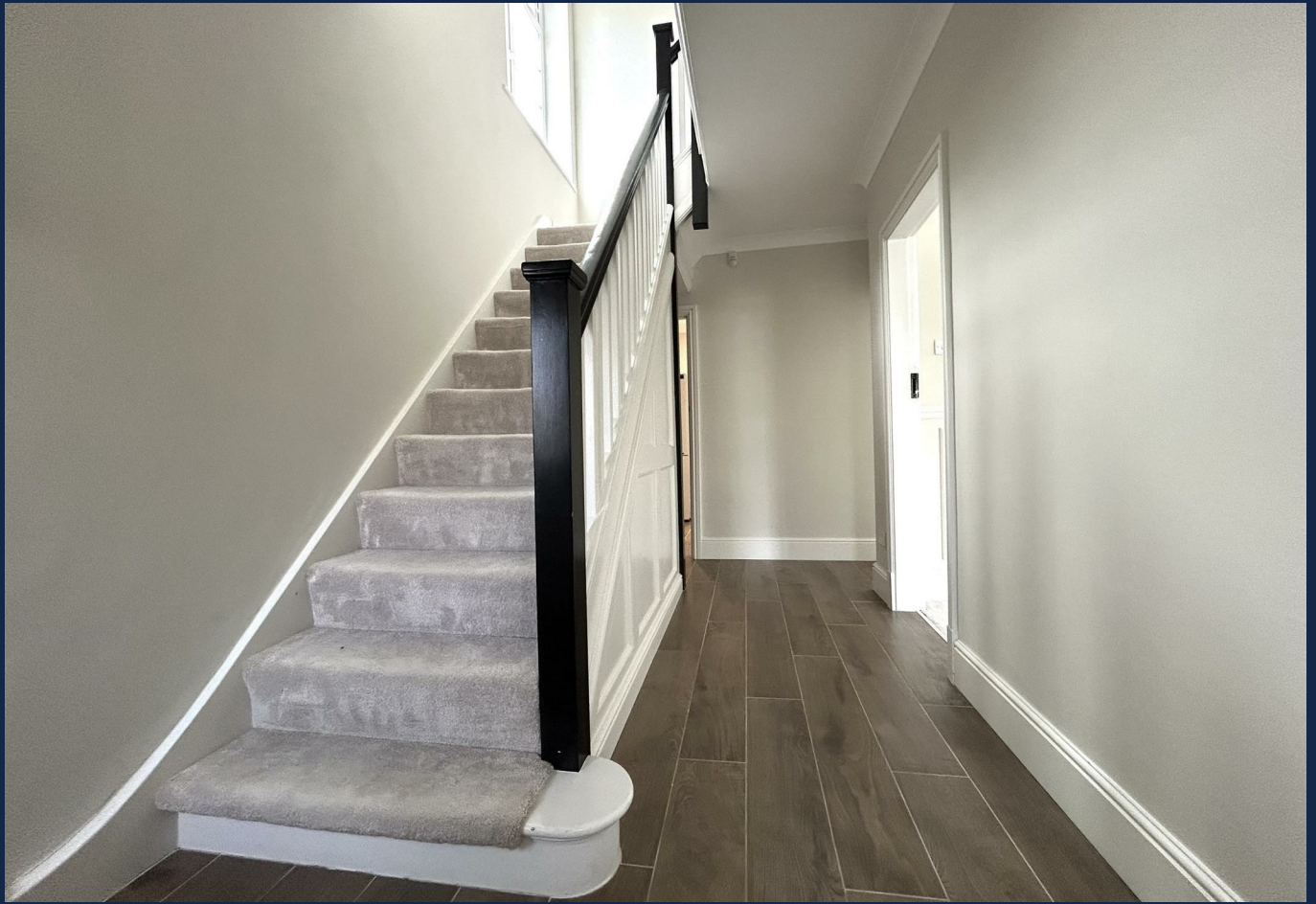
Grove.

FIND YOUR HOME



27 Stennels Avenue
Halesowen,
West Midlands
B62 8QJ

Offers In The Region Of £480,000



27 Stennels Avenue is a beautifully presented three bedroom semi detached home, ideally positioned on a highly sought after road in a desirable location. Boasting a spacious driveway and an impressive, grand entrance, the property offers both style and practicality from the outset.

Upon entering you are welcomed by a generous entrance hall that sets the tone for the rest of the home. The main reception room is bright and inviting, enhanced by a large bay window that fills the space with natural light. A second reception room provides additional living space and flows seamlessly into a well appointed dining kitchen area perfect for both everyday living and entertaining.

Further ground floor benefits include a separate utility room, under stairs storage and a convenient downstairs w.c.

Upstairs, the property comprises three well proportioned bedrooms and a modern family bathroom thoughtfully designed to include both a freestanding bath and a separate shower.

Externally the home features a low maintenance rear garden ideal for those seeking easy upkeep along with a garage providing additional storage or parking options.

This property combines spacious living with a prime location making it an excellent choice for families and professionals alike. JE V1 06/05/2026 EPC=C







Approach

Via block paved patio area, slate bed borders with mature shrubs, access to garage and steps to arched timber front door with two side leaded windows into entrance hall.

Entrance hall

Stairs to first floor accommodation, wood effect tiled floor, doors to two reception rooms, utility and door to under stairs storage cupboard.

Reception room one 14'9" max 11'9" min x 12'9" max 11'5" min (4.5 max 3.6 min x 3.9 max 3.5 min)

Double glazed bay window to front, coving to ceiling, dado rail, feature panelled walls.

Lounge/living/kitchen area

Coving to ceiling, double opening French doors to rear, double glazed window to rear, double glazed door to side, double glazed skylight, base units with complementary surfaces over, splashbacks, matching storage cupboard, integrated fridge and freezer, integrated oven and microwave, four ring hob, double Belfast sink with mixer tap and drainer, wood effect tiled flooring.

Living area 12'1" x 10'5" min x 12'1" (3.7 x 3.2 min x 3.7)

Kitchen/dining area 21'7" max 18'8" min x 11'1" (6.6 max 5.7 min x 3.4)







Utility area 8'10" x 7'10" (2.7 x 2.4)

Base unit, sink with mixer tap over, space for washer and dryer and free standing fridge freezer, door to downstairs w.c.

Downstairs w.c.

Double glazed window to side, wash hand basin and low level flush w.c.

First floor landing

Double glazed obscured window to side, access to loft, coving to ceiling.

Bedroom one 15'5" max 11'9" min x 12'1" max 10'5" min (4.7 max 3.6 min x 3.7 max 3.2 min)

Double glazed bay window to front, coving to ceiling, central heating radiator, double opening doors to fitted wardrobe, fitted storage cupboard with shelving.

Bedroom two 12'1" x 11'9" max 10'5" min (3.7 x 3.6 max 3.2 min)

Double glazed window to rear, central heating radiator, coving to ceiling.

Bedroom three 6'6" x 7'2" (2.0 x 2.2)

Double glazed window to front, central heating radiator, coving to ceiling.

Bathroom

Double glazed obscured window to rear, spotlights to ceiling, coving to ceiling, vertical central heating radiator, wash hand basin with mixer tap, low level flush w.c., walk in shower with drench shower head over, free standing bath with mixer tap and telephone attachment over.

Rear garden

Block paved patio, fence panelled boundaries, astro turf lawn, raised sleeper plant beds with shrubs, side passage with door to garage.

Garage 10'5" x 15'1" (3.2 x 4.6)

Electric roller shutter door, central heating boiler, lighting and electrics.

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 D

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 your 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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