

Grove.

FIND YOUR HOME



53 Margaret Avenue
Halesowen,
B63 4BX

Offers In Excess Of £200,000



Located on the quiet cul-de-sac of Margaret Avenue in Halesowen, this delightful terraced house presents an ideal opportunity for first-time buyers or growing families. Situated in a friendly and welcoming neighbourhood, the property benefits from close proximity to popular local amenities including Asda and Lidl supermarkets, Cornbow Shopping Centre, and Halesowen Leisure Centre. Excellent local schools such as Halesowen C of E Primary and Leasowes High School are also nearby, along with several parks and green spaces. With convenient access to public transport and major road links, including the A458 and M5, the area is well connected for commuters.

The home features a private driveway and a welcoming porch leading into a bright entrance hall. Inside, the ground floor offers a spacious reception room, a well-appointed fitted kitchen with adjoining utility space, a rear hall, and a convenient downstairs W.C.—perfectly suited for modern family life. Upstairs, the property comprises three well-proportioned bedrooms and a family bathroom, offering ample space for both relaxation and day-to-day living. To the rear, the garden is thoughtfully designed with a patio area, low-maintenance astro turf, and a versatile home office or gym—ideal for remote working or staying active from the comfort of home.

This charming terraced house on Margaret Avenue is a wonderful opportunity to settle in a vibrant and well-connected community. With its practical layout, modern features, and excellent local amenities, it's a home that truly meets a wide range of needs AF EPC=D







Approach

Via tarmacadam driveway with raised stone chipping borders, slabbed pathway and steps to front door, gated shared access to rear garden.

Entrance porch

Double glazed door, double glazed windows to surround and a further double glazed door into entrance hall.

Entrance hall

Stairs to first floor accommodation, door into reception room.

Reception room 12'9" x 11'9" (3.9 x 3.6)

Double glazed bow window to front, central heating radiator, door to under stairs storage housing fuse box and a doorway into the kitchen.

Kitchen 16'0" max 9'10" min x 9'2" (4.9 max 3.0 min x 2.8)

Double glazed window to rear, central heating radiator, wall and base units with square top marble effect surface over, splashback tiling to walls, one and a half bowl sink with mixer tap and drainer, integrated oven, hob, extractor, integrated dishwasher, central heating boiler, fridge freezer, washing machine, tumble dryer, doorway into rear hall.

Rear hall

Central heating radiator, door into downstairs w.c., double glazed obscured window.









Downstairs w.c.

Low level flush w.c., double glazed obscured window to rear, half height tiling to walls.

First floor landing

Loft access with ladder, central heating radiator, doors into two bedrooms and bathroom and doorway to the third bedroom.

Bathroom

Double glazed obscured window to front, complementary tiling to walls, bath with shower over, vanity set with low level flush w.c. and wash hand basin with mixer tap, vertical central heating towel rail.

Bedroom one 13'5" max 12'5" min x 11'5" (4.1 max 3.8 min x 3.5)

Two double glazed windows to front, central heating radiator.

Bedroom two 2.9 x 2.5

Double glazed window to rear, central heating radiator, dado rail.

Bedroom three 6'10" x 6'6" (2.1 x 2.0)

Double glazed window to rear, central heating radiator, dado rail.

Rear garden

Slabbed patio area with raised astro turf and further patio, courtyard area to rear with home office/gym.

Home office/gum

Being of a wooden structure, four windows and foam jigsaw gym flooring.

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 B

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.

Referral Fees

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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