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32 Astley Avenue
Halesowen,
B62 9TA

Offers In The Region Of £425,000



On Astley Avenue, Halesowen, this delightful semi detached home presents an excellent opportunity for families and individuals alike. With modern interior, plenty of living space and ideal location, this property is an ideal purchase. Astley Avenue is well positioned, offering easy access to local amenities, well regarded schools such as Lapal Primary School and transport links into Birmingham and beyond, making it an ideal location for those seeking convenience and a sense of community.

The property externally offers a driveway and lawn to the front, with private rear garden, offering patio, lawn and a variety of mature shrubs. Internally, the property offers an entrance hall, with stairs to the first floor and doors into the front lounge and modern kitchen diner with modern shaker style units. All of which with Karndean flooring. The utility space offers internal access into the garage, downstairs w.c. and dining conservatory, whereas the kitchen diner offers access into the sitting area conservatory. Upstairs are three bedrooms and a shower room. JH 25/11/2026 V1 EPC=D




















Approach
Via a concrete paved driveway with lawn bordered with a variety of shrubs, double glazed opening doors into porch.

Porch
Double glazed obscured door and windows to entrance hall.

Entrance hall
Central heating radiator, stairs to first floor accommodation, coving to ceiling, karndean flooring, door into lounge.

Lounge 15'8" x 10'5" min 11'9" max (4.8 x 3.2 min 3.6 max)
Double glazed bow window to front, central heating radiator, coving to ceiling, karndean flooring, feature gas fireplace with surround.

Kitchen diner 17'4" x 13'1" max 8'10" min (5.3 x 4.0 max 2.7 min)
Double glazed window into conservatory, double glazed door and windows to sitting area, column style Victorian style central heating radiator, wall and base units with quartz surface over, splashbacks, sink with mixer tap and drainer, integrated microwave, oven, dishwasher, fridge freezer and hob with extractor over, bifold door to under stairs storage, karndean flooring, double glazed obscured door into the utility.



















Utility
Central heating radiator, glass door into the dining area, gloss wall and base units, butcher block effect wood surface over, splashback tiling to walls, space for washing machine and tumble dryer, doors into downstairs w.c. and the garage.

Downstairs w.c.
Low level flush w.c., wash hand basin with mixer tap.

Conservatory/dining area 7'10" x 13'5" (2.4 x 4.1)
Double glazed French doors to rear, double glazed windows to surround, obscured glass into the sitting area, double glazed window to kitchen diner.

Garage
Double opening doors to front and power.

First floor landing
Double glazed obscured window to side, loft access which houses the central heating boiler, doors into:-

Shower room
Double glazed obscured window to rear, vertical two central heating towel rails, vanity unit including low level flush w.c., wash hand basin with mixer tap, walk in shower with monsoon head over.

Bedroom one 13'1" min 16'4" max x 9'10" min 11'1" max (4.0 min 5.0 max x 3.0 min 3.4 max)
Double glazed bay window to front, central heating radiator, coving to ceiling.

Bedroom two 12'5" x 9'10" min 10'9" max (3.8 x 3.0 min 3.3 max)
Double glazed window to rear, central heating radiator, dado rail.

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

Rear garden
Slabbed patio area with slabbed path via lawn and a variety of shrubs.

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 your 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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