



45 Lutley Avenue
Halesowen,
West Midlands B63 4HU
Guide Price £375,000

...doing things differently



A fantastic opportunity to view a beautifully presented four bedroom, open plan, semi detached property. Lutley Avenue is located on a quiet cul-de-sac and backs onto Lutley wood and brook. The property is approached by a block paved driveway which could accommodate parking for multiple vehicles, entrance porch, welcoming reception hall, two reception rooms, downstairs w.c. and utility. The open-plan living arrangements downstairs includes a fitted kitchen diner offering great family and entertaining space, utility room with storage space, downstairs w.c., and access to the rear of the property. There are four generously sized bedrooms, family bathroom and the master bedroom including an en-suite. The property further offers a low maintenance flat rear garden, garage with electric door, gas central heating and double glazing where specified. JE V2 5/1/2024 EPC=D







Location

Halesowen lies approximately 7 miles from Birmingham City Centre and is just minutes away from junction 3 of the M5 motorway, giving access to the greater motorway network all around the West Midlands. The History of Halesowen stems back as far as the Anglo Saxons and it was listed in the Domesday Book as being larger than Birmingham. It forms part of the southern edge of the Black Country and during the industrial revolution it became synonymous with nail and screw making, an industry that still survives to a lesser extent today. Despite its proximity to the Black Country it still retains areas of beauty. Leasowes Park is thought to be one of the first natural landscaped gardens in England. Certain areas of the town have retained a certain number of Victorian houses but further development during the 1960's and 70's saw the building of several large housing estates. It has a number of highly sought after primary and secondary schools. Whilst Halesowen no longer has a train station of its own, the Worcester to Birmingham line passes along the northern edge of its boundary and the stations of Cradley Heath, Old Hill and Rowley Regis are all within a few miles of the town centre. Halesowen's bus station is a busy interchange and a regular service runs to Birmingham City Centre.

Approach

Via block paved driveway, plant bed borders, access to garage, double glazed panelled door to:

Porch 6'10" max 5'2" min x 7'6" max 3'11" min (2.1 max 1.6 min x 2.3 max 1.2 min)

Tiled floor, double glazed panelled door to:

Reception hall

Coving to ceiling, central heating radiator, decorative radiator cover, door to under stairs storage cupboard, stairs to first floor accommodation.











Reception room one 10'9" x 11'9" (3.3 x 3.6)

Double glazed window to front, central heating radiator, coving to ceiling, opening to:

Reception room two 13'1" x 10'9" max 9'10" min (4.0 x 3.3 max 3.0 min)

Double glazed sliding door to conservatory, central heating radiator, coving to ceiling, feature gas fire, fireplace and surround.

Conservatory 9'2" x 9'2" (2.8 x 2.8)

Double glazed French doors to rear, dual aspect double glazed windows to rear and side, tiled flooring.

Kitchen diner 16'4" max 14'1" min x 14'9" max 13'9" min (5.0 max 4.3 min x 4.5 max 4.2 min)

Double glazed window to rear, double glazed French patio doors to rear, velux skylight to ceiling, spotlights to ceiling, tiling to floor, range of matching wall and base units, wood effect roll top surfaces over, sink and drainer with mixer tap over, integrated fridge, five ring gas hob, range master cooker, range master hood over, tiled splashbacks, under floor heating, door to utility.

Utility 11'5" max 6'2" min x 7'5" max 3'3" min (3.5 max 1.9 min x 2.3 max 1.0 min)

Central heating radiator, matching wall and base units, plumbing for washing machine, space for fridge freezer, dryer, stainless steel sink, drainer and mixer tap, tiled splashbacks, underfloor heating, doors to downstairs w.c. and garage.

Downstairs w.c.

Part tiled walls, vertical chrome towel radiator, wash hand basin, vanity unit, mixer tap, storage beneath, low level flush w.c.

First floor landing

Split staircase, access to loft space, door to storage cupboard housing central heating boiler.

Bedroom one 13'1" x 10'9" (4.0 x 3.3)

Double glazed window to front, central heating radiator, door to:

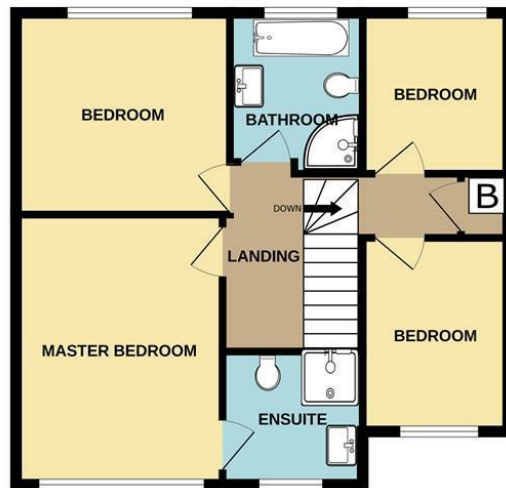
En-suite

Double glazed obscured window to front, vertical chrome heated towel radiator, part tiled walls, pedestal wash hand basin with mixer tap, low level flush w.c., shower cubicle with drench shower head over.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom two 10'9" x 10'9" max 10'5" min (3.3 x 3.3 max 3.2 min)

Double glazed window to rear, central heating radiator.

Bedroom three 9'10" x 7'2" (3.0 x 2.2)

Double glazed window to front, central heating radiator.

Bedroom four 8'2" x 7'2" (2.5 x 2.2)

Double glazed window to rear, central heating radiator.

Family bathroom

Double glazed obscured window to rear, vertical chrome towel radiator, spotlights to ceiling, free standing bath with mixer tap and hand held shower head over, pedestal wash hand basin with mixer tap, low level flush w.c., shower cubicle, part tiled walls.

Rear garden

Fence panel boundaries, lawn, decking patio area, further slabbed patio area to rear, shed to rear, plant bed borders.

Garage 12'5" x 7'6" (3.8 x 2.3)

Electric roller shutter door, water tap, 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 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. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

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 Mr Tony Lowe of Green Street Surveys 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 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct 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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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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