

Grove.

FIND YOUR HOME



29 Willetts Drive
Halesowen,
West Midlands
B63 2HR

Offers In The Region Of £375,000



NO UPWARD CHAIN. On Willetts Drive, Halesowen, this detached home offers far reaching views and a spacious layout. Situated in Halesowen, this property benefits from a friendly community and is conveniently located near local amenities, schools, and parks.

The property comprises of a driveway to the front with access into the garage and door into the entrance hall. The entrance hall at the heart of the home offers access into an Avanti fitted oak and granite kitchen with stylish centre island and lounge with plenty of light and access into a utility area with internal access into the garage. Upstairs are four bedrooms, with the potential to convert back to five, a family bathroom and en-suite bathroom. The garden offers a wood framed pergola, a variety of shrubs and a decking area.

In summary, this property presents a fantastic opportunity for those in search of a spacious family home in a desirable location. With its generous bedrooms, modern bathrooms, and convenient parking, it is sure to appeal to a wide range of buyers. JH 27/08/2026 V2 EPC=C







Approach

Via block paved driveway with access to the side via a gate, door to garage, door into entrance hall.

Entrance hall

Central heating radiator, double glazed obscured window to side, doors to under stairs storage, downstairs w.c., open plan kitchen and lounge.

Downstairs w.c.

Double glazed obscured window to front, vanity wash hand basin with mixer tap, central heating radiator, low level flush w.c.

Kitchen 11'1" x 18'4" (3.4 x 5.6)

Double glazed bow window to front, central heating radiator, oak wall and base units, square top quartz surface over including the centre island, two integrated ovens, gas hob, extractor, space for American style fridge freezer, serving hatch into the lounge.

Lounge 17'8" x 11'9" (5.4 x 3.6)

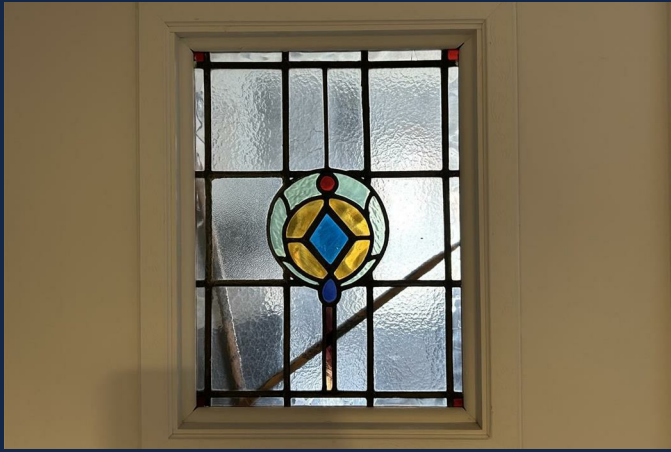
Double glazed window to rear, double glazed French doors to rear, central heating radiator, door to utility.











Utility 7'2" x 8'10" (2.2 x 2.7)

Double glazed window and door to rear, central heating radiator, base units with square top wood effect surface over, space for washing machine, space for tumble dryer, sink with mixer tap and drainer, central heating boiler, door into garage.

Garage 12'1" x 7'6" (3.7 x 2.3)

Up and over door and power.

First floor landing

Loft access hatch, stained glass window into the fourth bedroom, double doors to walk in airing cupboard, doors to bedrooms and bathroom.

Bathroom

Double glazed obscured window to side, w.c., vanity wash hand basin with mixer tap, bath with shower over.

Bedroom one 17'8" x 8'10" (5.4 x 2.7)

Two double glazed windows to rear, central heating radiator. AGENTS NOTE: This bedroom was previously two rooms and the current owners have removed an internal wall to make one room.

Bedroom two 14'9" max 9'6" min x 10'9" (4.5 max 2.9 min x 3.3)

Double glazed window to front, central heating radiator, door to en-suite shower room.

En-suite shower room

Double glazed obscured window to side, low level flush w.c., vertical central heating radiator, vanity style wash hand basin with mixer tap and shower.

Bedroom three 7'2" x 20'8" (2.2 x 6.3)

Two double glazed window to front, two central heating radiators, loft access.

Bedroom four 6'6" x 9'6" (2.0 x 2.9)

Double glazed window to front, central heating radiator, stained glass window to landing.

Rear garden

The garden has a wooden built shelter, variety of shrubs, decking area.

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 you offer until these checks have been carried out.

Referral Fees

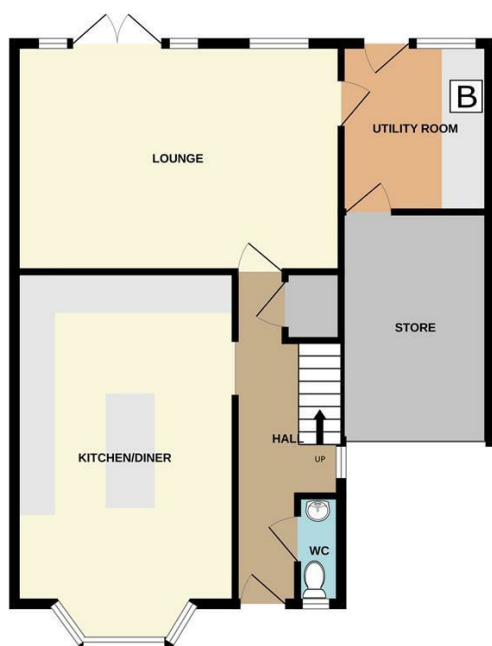
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed 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

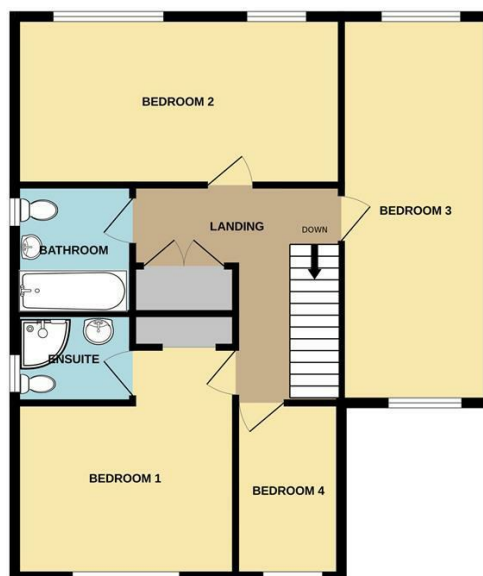
referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

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.

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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