Grove.

FIND YOUR HOME

91 Summerfields Avenue

Halesowen,

West Midlands

B62 9NS

Offers In The Region Of £395,000

On the ever-popular Summerfields Avenue in Halesowen, this beautifully presented detached home offers stylish, modern living in a highly sought-after location. Having been comprehensively renovated over the past six years, the property provides truly move-in-ready accommodation finished to a high standard throughout. The location is particularly appealing, combining a friendly community atmosphere with convenient access to local amenities, well-regarded schools and nearby parks.

Externally, the property benefits from a driveway to the front with EV charging and access to the garage. Inside, the home opens into an entrance porch and hallway, leading through to a spacious reception area thoughtfully arranged into three distinct zones: two lounge areas and a dining space. There is also a contemporary fitted kitchen complete with a central island. From here, French doors provide access to the rear garden, while a separate door leads into the garage via a useful ground floor WC. Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom. The rear garden has been beautifully landscaped, featuring a patio area, lawn with raised shrubs and an attractive feature pond, creating a perfect space for relaxing or entertaining.

Ideal for growing families or those seeking a comfortable and spacious home, this property is sure to impress. An early viewing is highly recommended to fully appreciate everything it has to offer. JH 01/05/2026 EPC=C





Approach
Via a block paved driveway with raised block paved beds, double glazed front door leading to entrance porch.

Porch
Two double glazed windows to front, double glazed window to side, obscured door into entrance hall.

Entrance hall
Central heating radiator, stairs to first floor accommodation, picture rail, stained glass window into the garage, under stairs storage cupboard housing electric meter an fuse box, doors into the lounge and kitchen.

Through lounge diner

Dining area 10'5" x 11'9" (3.2 x 3.6)
The dining area has a double glazed bow window to front, coving to ceiling, central heating radiator.

Central lounge area 11'9" x 11'1" (3.6 x 3.4)
The central lounge has a thermostatically controlled fire, coving to ceiling, central heating radiator, entrance into rear lounge.

Rear lounge 11'1" x 9'2" (3.4 x 2.8)
The rear lounge has double glazed French doors to rear, two double glazed side panels, coving to ceiling, entrance into kitchen.


NANNY

Kitchen 7'2" min 14'5" max x 8'10" min 18'4" max (2.2 min 4.4 max x 2.7 min 5.6 max)
Double glazed window to rear, double glazed French doors to rear, two central heating radiators, wall and base units with a square top quartz surface over with splashbacks to match, one and a half bowl sink with mixer tap and drainer, integrated double oven, hob, integrated fridge freezer and integrated dishwasher, breakfast bar and door into the downstairs w.c.

Downstairs w.c.
Low level flush w.c., vertical central heating radiator, vanity style wash hand basin with mixer tap and splashback tiling, fitted storage cupboard.

Garage 6'10" x 19'4" (2.1 x 5.9)
Double opening doors to front, power and houses the central heating boiler.

First floor landing
Double glazed obscured window to side, doors to three bedrooms and bathroom.

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

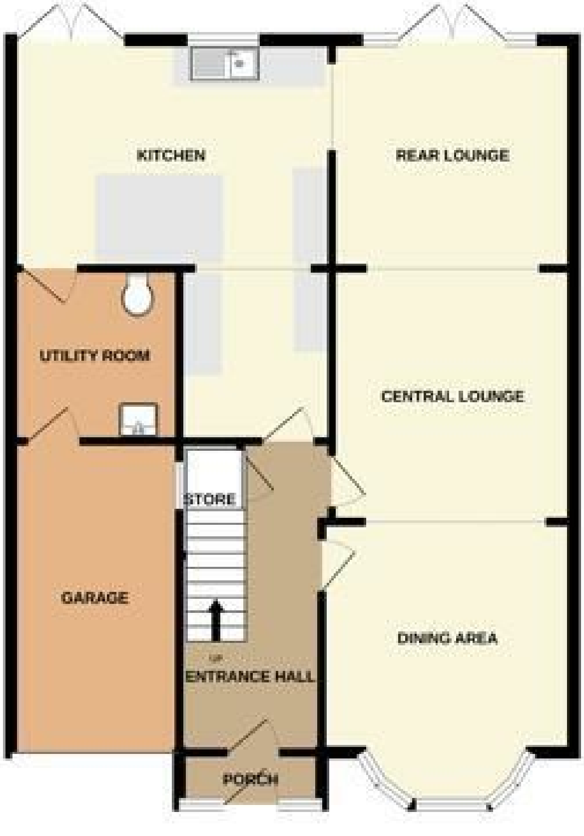
Bedroom one 12'5" x 11'9" (3.8 x 3.6)
Double glazed window to rear, central heating radiator, fitted wardrobes.

Bedroom two 11'5" x 10'5" (3.5 x 3.2)
Double glazed bay window to front, central heating radiator.

Bedroom three 6'10" x 6'10" (2.1 x 2.1)
Dual aspect window to front, central heating radiator, loft access and fitted pull down bed.

Rear garden
The landscaped garden has various slabbed patios, feature pond, stone chipping area with raised patio, lawn with raised beds housing a variety of shrubs, area for shed to the rear.

GROUND FLOOR



1ST FLOOR

SUMMERFIELDS AVENUE, HALESOWEN, B62 9NN

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.

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