



**01562 886688**

**Sales, Lettings, New Homes & Commercial**

3 Lutley Avenue  
Halesowen  
B63 4HU



**WALTON  
&  
HIPKISS**

Offers Based On: **£350,000**

### **3 Lutley Avenue, Halesowen B63 4HU**

An extended four bedroom semi detached house situated in a popular and sought after location , close to schools of good repute including Lutley Primary School and the Earls High School, also being conveniently situated for transport links including bus services into Birmingham and surrounding areas. The property benefits from gas central heater, power points and UPVC windows briefly comprises of the following accommodation:-

#### **ENCLOSED PORCH**

With UPVC doors and windows.

#### **RECEPTION HALL**

With radiator, understairs storage cupboard and stairs leading off to first floor accommodation.

#### **SITTING ROOM:**

Approached via Hall and Kitchen/dining room with window to the front elevation.

#### **FAMILY ROOM/DINING ROOM:**

Window to the front elevation

#### **OPEN PLAN KITCHEN /DINING AREA**

A comprehensive range of drawer, wall and base units, inset stainless steel sink, integrated Neff oven, hob and hood and space for dishwasher. Space for dining table and chairs, window to the rear and bi-folding doors open to the patio and rear garden. Door leads into :-

**UTILITY :** Window to the side elevation, wall mounted combination boiler, spaces for washing machine and tumble dryer. Door leads into:-

#### **DOWNSTAIRS CLOAKROOM**

Window to the rear, low level w/c and wash basin.

#### **FIRST FLOOR**

**LANDING:** with window to the rear, loft access and doors lead into:-

#### **BEDROOM ONE**

With UPVC window to the front elevation and door leads into

#### **EN-SUITE**

UPVC window to the rear aspect, low flush w/c, wash hand basin and shower cubicle.

#### **BEDROOM TWO:**

A good size bedroom with window to the front elevation

#### **BEDROOM THREE :**

Window to the rear elevation overlooking the rear garden

#### **BEDROOM FOUR**

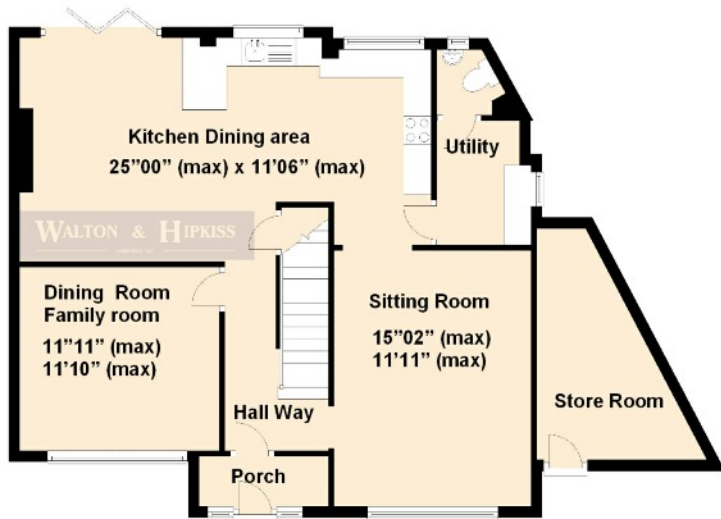
With a port hole window to the front elevation and built in wardrobe.

#### **HOUSE BATHROOM :**

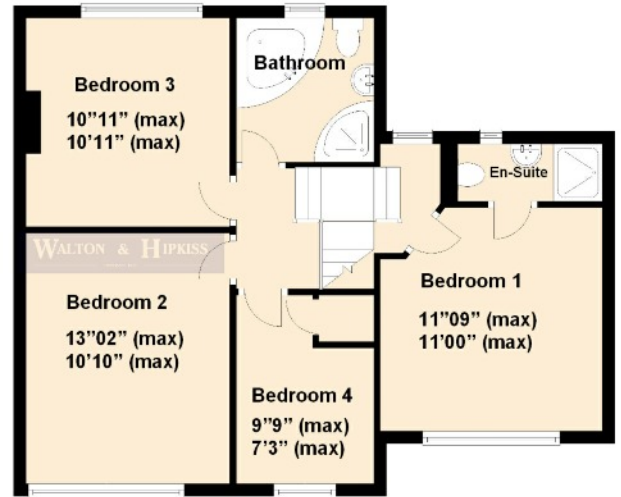
A truly delightful low maintenance garden with decked patio area ideal for entertaining with steps and established shrubs leading up to a further area ideal for garden shed or outside office space.



Kitchen



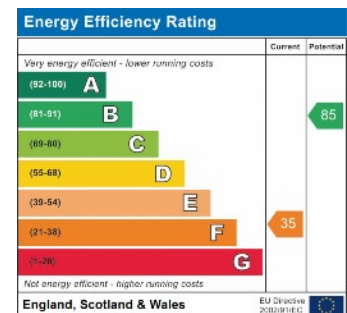
**Ground Floor**



**First Floor**



**IMPORTANT NOTICE:** The floor plan is approximate & not drawn to scale, but is to be used for identification purposes only and does not form part of any contract of sale. All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.



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