



112 Dunstall Road  
Halesowen,  
West Midlands B63 1BE

*Guide Price £295,000*

*...doing things differently*



**HIGH SPEC FAMILY HOME.** This three bedroom Mucklow style semi has been greatly improved over the years and offers some open plan accommodation done to a high standard in a highly sought after location, ideal for local schools and other amenities. The property comprises of driveway to front, entrance hall, open plan lounge, diner and kitchen, utility room, downstairs w.c., garage. To the first floor are three good sized bedrooms and house bathroom. Finally a good sized garden to the rear makes this property a must view. There is a property information pack available on this property. LA 29/3/21 V2 EPC=D



**Lex Allan Grove loves...**  
the main reception room







## 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 and Grade I listed Leasowes Park is thought to be one of the first natural landscape gardens in England. In certain areas the town is predominated by a vast array 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 bus station is a busy interchange and regular service runs to Birmingham City Centre.

## Approach

Via slabbed driveway, lawn, slate chipped bedding with various plants and shrubs, access to garage.

## Entrance hall

Double glazed window and door to front, central heating radiator, stairs rising to first floor accommodation.

## Lounge diner 10'9" x 22'3" (3.3 x 6.8)

With central heating radiator, double glazed bay window to front, double glazed door to rear.









**Kitchen 13'1" x 6'10" max 4'11" min (4.0 x 2.1 max 1.5 min)**

Double glazed window to rear, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated fridge, freezer and dishwasher.

**Utility**

With tiled flooring, central heating radiator, space and plumbing for washing machine.

**Downstairs w.c.**

Low level w.c., central heating radiator, wash hand basin with mixer tap over, tiled flooring and splashbacks, extractor fan.

**First floor landing**

Access to loft space, doors radiating to:

**Bedroom one 12'9" max 10'9" min x 11'1" (3.9 max 3.3 min x 3.4)**

Double glazed bay window to front, central heating radiator.

**Bedroom two 10'9" x 10'9" (3.3 x 3.3)**

Double glazed window to rear, central heating radiator.

**Bedroom three 9'6" x 7'6" min 14'9" max (2.9 x 2.3 min 4.5 max)**

Double glazed window to front, skylights, central heating radiator, cupboard off.

**House bathroom**

With central heating radiator, bath with mixer tap and shower over, wash hand basin with mixer tap over, window to rear, low level w.c., tiled flooring and walls, extractor fan.

**Rear garden**

Slabbed patio area, pathway, lawn with beds housing a variety of plants and shrubs, shed and all with hedging to enclose.

**Garage**

With metal door to front.

**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.

## 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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