



70 Hagley Road
Halesowen,
West Midlands B63 1DQ

Guide Price £330,000

...doing things differently



BEAUTIFUL PROPERTY WITH BESPOKE OUTBUILDING. This spacious three bedroom semi is a perfect home in a popular location. The property comprises of driveway to front giving access to garage, entrance hall, lounge, kitchen diner, downstairs w.c, utility area, three good sized bedrooms and house bathroom, well maintained garden with a outbuilding perfect for entertaining. It is certainly not one to be missed! LA 31/3/21 V1



Lex Allan Grove loves...
the open plan living







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 driveway with parking for ample cars, access to garage and side utility. Front door leading to small porch.

Hallway

Welcoming hallway with central heating radiator and doors radiating to:

Lounge 15'8" x 11'9" max 10'9" min (4.8 x 3.6 max 3.3 min)

Double glazed bay window to front, central heating radiator, oak flooring, feature fireplace with log burner and slate tiling to compliment. Archway leading to dining room. Agents note: further recess into bay window not measured.

Kitchen/Dining Room 23'11" x 8'10" (7.3 x 2.7)

Double glazed window to rear, feature central heating radiator, tiling to floor, fabulous mixture of white and grey gloss fitted wall and base units with complementary work surface over, integrated dishwasher, microwave and Bosch oven and grill. Five ring gas hob with extractor fan over, one and half bowl sink with mixer tap, space for American fridge freezer, open plan into dining area with oak flooring feature wall with inset space for television, bi-fold doors giving access to rear garden and door to:

Agents note: further recess not measured.









Utility Area

Side utility area with door to rear and front, separate area for useful storage and space for appliances and plumbing for washing machine with work surface over. Door giving access to garage.

Downstairs w.c.

Step down to double glazed obscured window to side, central heating radiator, tiling to floor and walls low level w.c. and wash hand basin.

First floor landing

Double glazed obscure window to side, doors radiating to:

Family Bathroom

Two double glazed obscured windows to rear, feature central heating towel rail, complementary tiling to walls and floor, statement bath with mixer tap, wash hand basin, low level w.c., shower cubicle with drench shower head. over.

Bedroom one 13'9" max 11'9" min x 12'1" max 6'6"

min (4.2 max 3.6 min x 3.7 max 2 min)

Double glazed window to rear, central heating radiator.

Bedroom two 12'9" x 11'9" max 11'5" min (3.9 x 3.6 max 3.5 min)

Double glazed window to front, central heating radiator.

Bedroom three 11'9" x 9'6" (3.6 x 2.9)

Double glazed window to front, central heating radiator.

Garage 8'2" x 9'6" (2.5 x 2.9)

Electric roller shutter door, great space for storage, door leading to utility area.

Garden

Split level decking perfect for entertaining, leading onto lawn area, door to side utility and bi-fold doors giving access to out building.

Bespoke Out Building 11'1" x 19'0" (3.4 x 5.8)

Decked frontage, bi-fold doors and double glazed window, wood effect flooring, electric heater.

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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