



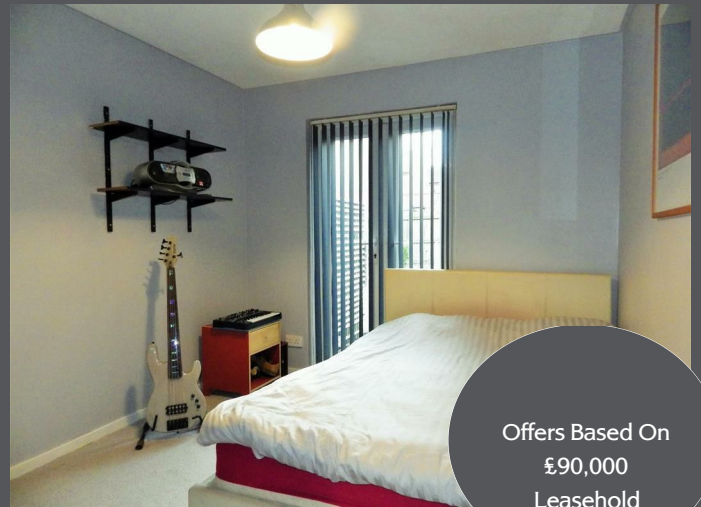
16 Upper Ashley Street
Halesowen
B62 8HJ

Offers Based On £90,000



"CALLING ALL FIRST TIME BUYERS AND LANDLORDS..." This well presented ground floor apartment offers an ideal opportunity for both those looking to take their first step on the housing ladder and the buy to let landlord investor. Being sold with NO UPWARD CHAIN, the property is in a convenient address near to a host of local amenities and comprises a porch, generous lounge, fitted kitchen, double bedroom with fitted wardrobes and shower room, with a low maintenance garden to rear and driveway parking to front. Offering move-in ready accommodation, internal inspection is highly recommended. Leasehold. PS 22/10/19 V3 EPC=D





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£90,000
Leasehold

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 schools foremost of which are the Earls High School and Windsor High School and Sixth Form. 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 pathway to front with small lawned fore garden, tarmac driveway parking and entrance door to side into porch area.

Porch area

Obscured double glazed window to front, wall mounted electric radiator, main entrance door opening into:

Lounge 10'9" x 10'5" min (3.3 x 3.2 min)

Main entrance door and double glazed window to front, feature decorative fire surround and hearth, open to rear to lobby area with doors off to under stairs store cupboard, further built in store cupboard, airing cupboard housing hot and cold water tanks, bedroom, kitchen and shower room.

Bedroom 8'10" x 10'2" (2.7 x 3.1)

Double glazed French doors to rear giving access to garden and built in double wardrobe.

Kitchen 5'6" x 10'2" (1.7 x 3.1)

Double glazed window and door to rear garden, range of wall mounted and base units with oak work surfaces over incorporating Belfast style sink with mixer tap over, plumbing for automatic washing machine, integral electric oven and four burner hob with metro brick style tiling to splashback, extractor hood over and vinyl flooring.

Shower room

Wall mounted chrome heated electric towel radiator, shower enclosure with thermostatically controlled shower over, low level w.c., pedestal wash hand basin with mixer tap over, tiling to walls and flooring with wall mounted electric extractor fan.

Rear garden

Paved patio area with garden being laid to lawn having a mixture of mesh and timber fencing to enclose, complete with gated access to side.

Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the length of lease remaining is 961 years.

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 reserves the right to obtain electronic verification.

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VIEWING View by appointment only with Lex Allan & Grove. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.