



54 Banners Street
Halesowen,
West Midlands B63 2SF
Guide Price £215,000

...doing things differently



"BEAUTIFUL BANNERS" A beautiful Victorian semi benefiting from single storey rear extension situated on a larger than average plot for the road with separate free standing outhouse to the rear with possible potential to convert, subject to the usual consents. The property is accessible to a range of public transport routes and good and outstanding primary and secondary school access. The property briefly comprises of welcoming entrance hall, two well proportioned reception rooms, separate kitchen, rear lean-to separate utility area, downstairs w.c., three well proportioned bedrooms and first floor family bathroom, cellar potential to adapt into living area and rear garden. JC 2/4/19 V1 EPC=E



Lex Allan Grove loves...

The large garden and outhouse
with a lot of potential



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 block paved driveway leading to further tarmac driveway leading to rear garden, steps leading to obscured lead lined double glazed door leading to:

Hallway

With original stained glass window over door, marble tiles to floor, central heating radiator, door to cellar and further doors radiating to:

Reception room one 14'5" max into bay x 11'5" min 11'9" max (4.4 max into bay x 3.5 min 3.6 max)

Double glazed bay window to front elevation, t.v. aerial point, central heating radiator.

Reception room two 12'1" x 13'9" (3.7 x 4.2)

Single glazed sash window to side elevation, further sash window to rear elevation looking into lean-to, coving to ceiling, central heating radiator, door to stairs to first floor accommodation and door off to kitchen.

Kitchen 9'10" x 8'10" (3.0 x 2.7)

Single glazed door and window to rear lean-to, range of cream wall and base units with a roll edge hardwood effect work surface over, inset stainless steel sink and drainer with mixer tap over, space and plumbing for gas cooker and additional white goods, central heating radiator.

Lean-to 15'8" x 4'11" (4.8 x 1.5)

Double glazed with double glazed door to rear decking and door to utility room.

Utility room 10'5" x 5'10" (3.2 x 1.8)

Single glazed window to rear elevation, round edge hardwood effect work surfaces with complementary splashback, space and plumbing for white goods, door off to downstairs w.c.

Downstairs w.c. 3'11" x 8'10" (1.2 x 2.7)

Single glazed window to rear and side elevation, pedestal sink, low level flush w.c.

First floor landing

With doors radiating to:

Bedroom one 12'1" x 10'5" min 10'9" max (3.7 x 3.2 min 3.3 max)

Double glazed window to rear elevation, central heating radiator, door to storage cupboard over stairs.

Bedroom two 12'1" x 7'10" min 9'2" max (3.7 x 2.4 min 2.8 max)

Double glazed sash window to front elevation, central heating radiator.

Bedroom three 9'10" x 6'2" (3.0 x 1.9)

Double glazed sash window to front elevation, central heating radiator,

Family bathroom 8'6" x 9'10" (2.6 x 3.0)

Single glazed window to side elevation, corner shower cubicle with feature mixer tap and waterfall shower head over, pedestal sink, low level flush w.c., stainless steel towel rail, claw foot feature bath with mixer tap over and mixer shower head, airing cupboard housing combination boiler.

Rear garden

Accessed via the side parking or alternatively via the rear lean-to and having initial decking area with steps leading to a lawned area with tarmac drive to side, hardstanding area currently housing Summer house, raised pond with additional gravelled area beyond, further free standing tarmac area leading to outhouse.

Outhouse 27'2" x 14'9" (8.3 x 4.5)

Currently is in a state of disrepair with potential to be converted or adapted into a work or living area subject to the usual consents.

Agents Note

Please be aware that the property boundary extends beyond the rear fence line.

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 reserves the right to obtain electronic verification.

IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.



**LexAllan
Grove**

Lex Allan Grove Estate Agents
18 Hagley Road, Halesowen
West Midlands B63 4RG

0121 550 5400
lexallangrove.com
info@lexallangrove.com