



99 Highfield Crescent
Halesowen,
West Midlands B63 2AY

Offers In Excess Of £136,000

...doing things differently



"PERFECT FAMILY HOME FOR FIRST TIME BUYER" This three bedroom semi detached home is perfect for first time buyers and investors alike offering off road parking to the front, entrance hall, spacious lounge and dining area with kitchen to the side. To the first floor there are three good sized bedrooms and house bathroom. Extensive rear garden, gas central heating. Internal inspection is highly recommended. LA 6/8/19 V2 EPC=E



Lex Allan Grove loves...
the spacious bedrooms







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 concrete driveway with pathway to side leading to front door, further pathway leading to gated side access to garden.

Entrance hall

Having stairs to first floor accommodation, central heating radiator, door leading to

Lounge 14'1" max 10'5" min x 12'1" (4.3 max 3.2 min x 3.7)

Double glazed bay window to front, central heating radiator, door leading to:

Dining room 11'1" x 8'10" min 10'5" max (3.4 x 2.7 min 3.2 max)

Double glazed window to rear, central heating radiator.

Kitchen 6'2" x 11'1" (1.9 x 3.4)

Double glazed window to side, door to rear, sink with drainer and mixer tap, gas hob with extractor hood over and electric oven beneath, plumbing for washing machine, central heating boiler, wall and base units with roll top work surfaces over, splashback tiling.

First floor landing

Having double glazed window to side, over stairs cupboard and doors radiating to:

Bedroom one 10'9" max 9'6" min x 12'1" (3.3 max 2.9 min x 3.7)

Double glazed window to front, central heating radiator.

Bedroom two 11'1" x 7'6" min 8'10" max (3.4 x 2.3 min 2.7 max)

Double glazed window to rear, central heating radiator.

Bedroom three 8'2" x 7'10" (2.5 x 2.4)

Double glazed window to rear, central heating radiator.

Bathroom

Double glazed obscured window to rear, w.c., wash hand basin, bath with shower over, electric heated towel rail.

Garden

Slabbed patio area leading lawned area with timber fencing to enclose.

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.

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