



39 Long Mynd  
Halesowen,  
West Midlands B63 1HZ  
*Offers Based On £220,000*

*...doing things differently*



This three bedroom end terraced in the sought after Squirrels Estate benefits from move in ready accommodation, ideal for families and first time buyers alike. The property benefits from ample off road parking, integral garage, light through living area, modern contemporary extended kitchen, three well proportioned bedrooms and contemporary family bathroom and rear garden. JC 7/6/19 V1 EPC=D



***Lex Allan Grove loves...***  
the through living diner











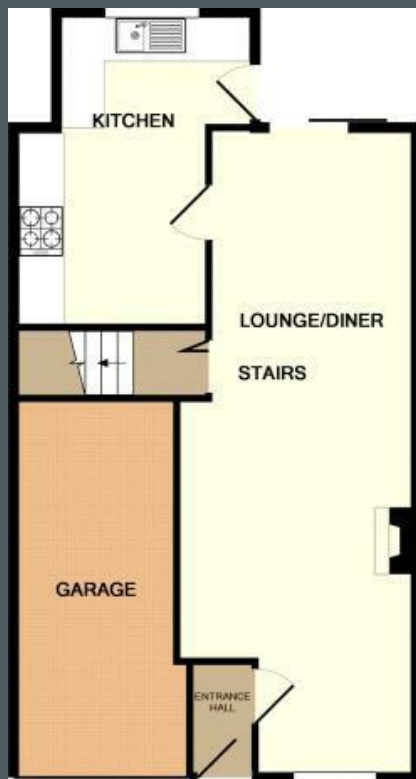


### Location

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.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Approach

Via block paved driveway with front garden to side, garage door and obscured double glazed front door into entrance hall and further door off to:

### Through living diner 30'6" x 10'9" max (9.3 x 3.3 max)

Double glazed bow window to front elevation, double glazed sliding patio door to rear patio, t.v. aerial point, electric fire with complementary mantle and hearth, central heating radiators, stairs off to first floor accommodation and further door off to extended kitchen.

### Extended kitchen 14'9" x 9'2" (4.5 x 2.8)

Double glazed window to rear elevation, double glazed door to rear patio, central heating radiator, range of cream wall and base units with roll edge hardwood effect work surface over, inset stainless steel sink and drainer with mixer tap over, integrated electric oven, four ring gas hob with complementary extractor hood over, integrated slimline dishwasher, further space and plumbing for additional white goods including American style fridge freezer.

### Dog leg landing

Loft hatch, door to airing cupboard and further doors radiating to:

### Bedroom one 9'10" x 14'9" max (3.0 x 4.5 max)

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

### Bedroom two 9'2" x 9'10" (2.8 x 3.0)

Double glazed window to rear elevation, central heating radiator and t.v. aerial point.

### Bedroom three 8'6" x 8'6" (2.6 x 2.6)

Double glazed window to front elevation, central heating radiator.

### Family bathroom

Obscured double glazed window to rear elevation, tiling to floor and part tiling to walls, separate

shower cubicle with mixer and waterfall shower heads over, pedestal wash hand basin, low level flush w.c., panelled bath with mixer tap and shower head over, stainless steel gas towel rail.

### Rear garden

Being accessed via the door from the kitchen or alternatively the sliding patio door from main reception room and comprises of initial slabbed patio area with lawned area beyond and having established hedges.

### 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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