



6 The Infield
Halesowen,
West Midlands B63 2TF
Guide Price £230,000

...doing things differently

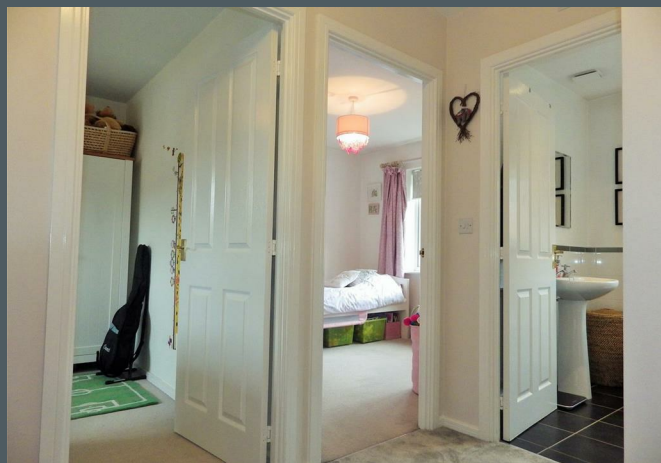


"FANTASTIC FAMILY HOME" This three bedroom detached property offers spacious accommodation throughout with high quality fixtures and fittings comprising of welcoming entrance hall leading off to lounge and conservatory, kitchen and dining space. The first floor has three good sized bedrooms with master en-suite, house bathroom, garage to side with parking and rear garden. The property must be viewed to be fully appreciated. LA 19/6/19 V2 EPC=C



Lex Allan Grove loves...
the high quality fittings







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 pathway and gate leading to entrance hall.

Entrance hall

With stairs to first floor accommodation, central heating radiator, doors leading to lounge and dining room.









Ground Floor



1st Floor

Ground Floor Cloaks

Low level close coupled dual flush wc, wall mounted wash basin with tiled splashback, wall mounted radiator.

Lounge 9'10" x 19'8" (3.0 x 6.0)

Double glazed window to front, double glazed sliding patio door to conservatory, two wall mounted central heating radiators.

Conservatory 12'5" x 11'5" (3.8 x 3.5)

Glass roofed conservatory with tiled flooring complete with underfloor heating, double glazed windows and French doors to garden.

Dining Room 10'2" x 11'5" max 8'10" min (3.1 x 3.5 max 2.7 min)

Double glazed window to front, two wall mounted central heating radiators, archway to rear to the kitchen.

Kitchen 9'2" x 9'2" (2.8 x 2.8)

Double glazed window and door to rear elevation, range of wall and base units with work surface over incorporating sink with mixer tap, four ring gas hob with complementary extractor hood over, integrated electric oven, space and plumbing for both washing machine and dishwasher, ornamental splashback tiling.

First floor landing

Central heating radiator, double glazed window to rear and airing cupboard housing hot water cylinder, access to boarded loft space via pull down ladder, doors radiating to:

Bedroom one 10'2" x 14'5" (3.1 x 4.4)

Double glazed window to front, central heating radiator, a range of bespoke fitted wardrobes, door to:

En-suite

Obscured double glazed window to rear elevation, tiled flooring, low level flush w.c., sink, shower enclosure with thermostatically controlled shower over, central heating radiator, extractor fan.

Bedroom two 9'6" x 9'10" (2.9 x 3.0)

Double glazed window to front, central heating radiator.

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

Double glazed window to rear, central heating radiator.

House bathroom

Obscured double glazed window to front elevation, tiled flooring, panelled bath, low level w.c., sink, central heating radiator, extractor fan.

Rear garden

Having slabbed patio area leading to lawn with timber fencing to enclose, timber gate to side leading to garage.

Garage 8'2" x 17'4" (2.5 x 5.3)

With metal up and over door to front, door to rear leading to garden.

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.

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 25% 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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Grove**

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