



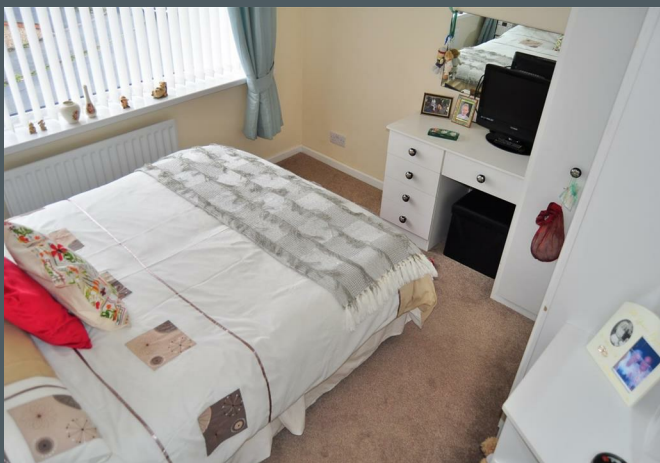
4 Hanley Close
Halesowen,
West Midlands B63 4DP
Guide Price £235,000

...doing things differently



"DELIGHTFUL DETACHED Benefiting from move in ready accommodation this three bedroom detached is in a popular residential area with access to good and outstanding primary and secondary schools. The property briefly comprises of off road parking to the front, detached garage, through living diner, kitchen, single storey rear extension dining room, rear vestibule currently used as a utility area, three bedrooms and family bathroom. To the rear of the property is a well established rear garden having the benefit of not being overlooked and having an abundance of sunlight. JC 19/6/19 V2 EPC=D







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 tarmacadam driveway with block paved borders, gravelled garden to side leading to side access to rear garage door and front door into:



Entrance hall

With obscured double glazed window to front elevation, central heating radiator, door to storage cupboard under stairs, stairs to first floor accommodation and further doors radiating to:

Open living diner 21'7" x 7'10" min 11'1" max (6.6 x 2.4 min 3.4 max)

Double glazed window to front elevation, double glazed sliding patio door to rear single storey extension, central heating radiator, electric fire with complementary mantle and hearth, t.v. aerial point.

Kitchen 8'10" x 7'6" (2.7 x 2.3)

Double glazed window to rear vestibule, obscured glazed door to rear extension, range of wall and base units with roll edge hardwood effect wood effect work surface over, composite sink and drainer with feature mixer tap over, integrated electric oven, four ring electric hob with complementary extractor hood over, integral dishwasher, inset microwave and fridge.

Dining room 11'1" x 7'2" (3.4 x 2.2)

Double glazed windows to rear garden, double glazed sliding door to rear vestibule area.

Rear vestibule area 7'6" max 5'6" min x 3'11" (2.3 max 1.7 min x 1.2)

Double glazed door to side access, double glazed door to rear garden with space and plumbing for white goods. This room is currently used as a utility area.

First floor landing

With doors radiating to:

Bedroom one 10'5" x 10'2" (3.2 x 3.1)

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

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

Double glazed window to front elevation, central heating radiator, floor to ceiling built in cupboards incorporating dresser.

Bedroom three 6'10" x 7'2" (2.1 x 2.2)

Double glazed window to front elevation, central heating radiator, built in storage cupboard.

Family bathroom

Obscured double glazed window to rear elevation, vanity sink

with storage below, low level flush w.c., corner shower cubicle with waterfall shower head and mixer shower head over incorporating jets, door to useful storage cupboard currently housing combination boiler.

Rear garden

The garden is accessed via the side, rear vestibule or alternatively from the garage and comprises of initial slabbed patio area with steps leading to an established lawn with borders and path to side leading hardstanding area at the rear currently housing shed.

Garage

With door to side 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.

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Grove**

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