



17 Century Way
Halesowen,
West Midlands B63 2TQ

Guide Price £185,000

...doing things differently



"FANTASTIC FAMILY FIRST TIME BUY OR INVESTMENT" This modern three storey town house offers superb family accommodation including entrance hall with downstairs w.c., fitted kitchen, attractive lounge and French doors leading to rear garden, two parking spaces beyond, first floor landing gives access to bedrooms, family bathroom. To the top floor there is a master suite with en-suite off. Simply must view. LA 11/6/19 V1 EPC=C



Lex Allan Grove loves...
the spacious top floor
accommodation







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 with stone chipping area to front, door leading to:

Entrance hall

With stairs to first floor accommodation, door to under stairs storage cupboard, central heating radiator and laminate flooring.

Downstairs w.c.

With w.c., wash hand basin, complementary tiling to splashback areas.





Lounge

Double glazed French doors to rear, central heating radiator, feature electric fireplace.

Kitchen 5'10" x 12'1" (1.8 x 3.7)

Double glazed window to front elevation, one and a half bowl sink with drainer and mixer tap, gas hob and electric oven beneath, complementary extractor hood over, complementary tiling to walls, wall and base units with roll top work surface over, space for appliances.

First floor landing

Having window to front, central heating radiator, stairs to second floor master suite, doors radiating to:

Bedroom two 12'9" x 12'1" (3.9 x 3.7)

Double glazed window to rear, central heating radiator.

Bedroom three 6'2" x 11'9" (1.9 x 3.6)

Double glazed window to front, central heating radiator.

Family bathroom

Bath, w.c., pedestal wash hand basin, complementary tiling to walls, central heating radiator, extractor fan.

Second floor landing

Giving access to:

Master bedroom 12'9" x 12'5" (3.9 x 3.8)

Double skylight windows to rear, central heating radiator, wardrobe/cupboard off, further door to:

En-suite

Having skylight window to front, central heating radiator, wash hand basin, shower cubicle with electric shower and extractor fan.

Garden

Having paved patio area, lawn space, gate to rear, 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.



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.



**Lex Allan
Grove**

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

0121 550 5400

lexallangrove.com
info@lexallangrove.com