



95 Fallowfield Road  
Halesowen,  
West Midlands B63 1BY  
*Guide Price £275,000*

*...doing things differently*



"PERFECTLY POSITIONED MUCKLOW SEMI" Located in possibly one of the most sought after areas in Halesowen, this superb three bedroom Mucklow built semi detached must be viewed to be appreciated. The property is perfectly positioned to enjoy woodland views to the front. The house has been fully refurbished throughout by the current owners and is now a wonderful "move-in ready" family home comprising lawned foregarden and driveway leading to an integral garage, with internal accommodation to include porch, entrance hall, open plan lounge diner with French doors to the rear, refitted kitchen, three good sized bedrooms and fabulous refitted family bathroom. Add an attractive sunny rear garden and proximity to excellent local schools, and this fabulous family home ticks all the boxes. Internal inspection is absolutely essential; please call the office to avoid disappointment. PS 19/6/19 V1 EPC=D

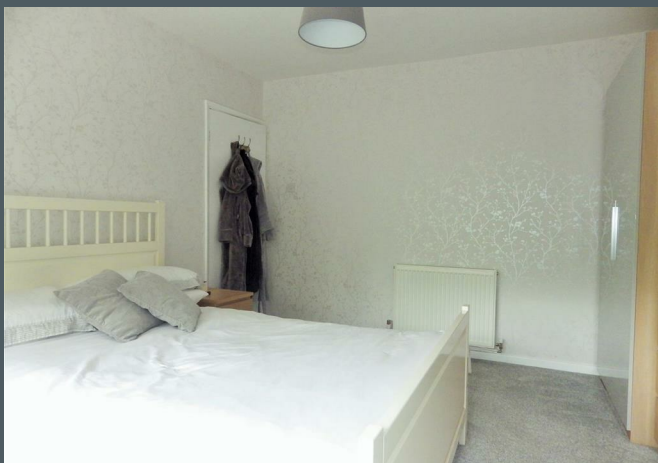


**Lex Allan Grove loves...**  
this wonderful family  
home













## 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 block paved driveway to front leading to garage with lawned fore garden to side and step up to main entrance door opening into:

## Porch

Double glazed windows and door to front, wood effect vinyl flooring and main entrance door opening into:

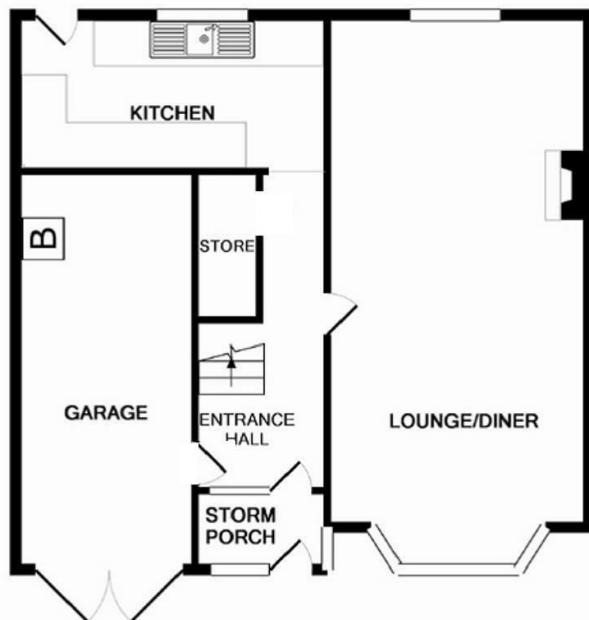
## Reception hallway

Main entrance door and obscured glazed window to front, central heating radiator, stairs to first floor accommodation with under stairs store cupboard, wood effect vinyl flooring, doors leading to garage, open plan lounge diner and kitchen to rear.

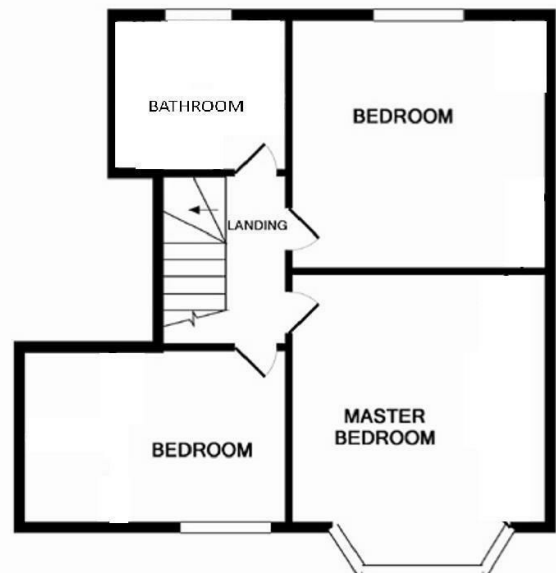
## Open plan lounge diner 25'3" max x 11'5" max (7.7 max x 3.5 max)

Double glazed window to front, further double glazed windows and French doors to rear garden, two wall mounted feature decorative central heating radiators.





GROUND FLOOR



1ST FLOOR

95 FALLOWFIELD ROAD, HALESOWEN, B63 1BY

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

Made with Metropix ©2014

### **Refitted kitchen 6'10" x 13'5" (2.1 x 4.1)**

Double glazed window to rear, wall mounted feature decorative central heating radiator, range of cream coloured high gloss wall mounted and base units with oak work surface over incorporating a one and a half bowl stainless steel sink and drainer with mixer tap over, integral electric oven and microwave, further integral four burner electric hob with splashback and extractor hood over, integral dishwasher, fridge freezer, and tiled flooring, door to rear to garden.

### **First floor landing**

Having access to loft space via hatch and doors to bedrooms and bathroom.

### **Bedroom one 13'9" max x 11'5" max (4.2 max x 3.5 max)**

Double glazed bay window to front offering woodland views, central heating radiator.

### **Bedroom two 10'9" x 11'5" max 9'6" min (3.3 x 3.5 max 2.9 min)**

Double glazed window to rear, central heating radiator.

### **Bedroom three 7'10" x 7'10" min (2.4 x 2.4 min)**

Double glazed window to front, central heating radiator.

### **Refitted bathroom**

Obscured double glazed window to rear, wall mounted feature decorative central heating radiator, white suite comprising of P shaped bath with both shower mixer tap and thermostatically controlled shower over, wall mounted wash hand basin with mixer tap over, low level close coupled dual flush w.c., tiling to splashback areas.

### **Integral garage 17'8" x 7'6" max 6'10" min (5.4 x 2.3 max 2.1 min)**

Having one and two third metal door to front, wall mounted Ideal combination boiler, access to additional loft space via hatch, space and plumbing to rear for washing machine and dryer.

### **Rear garden**

Paved patio area, further tiered areas comprising of lawned and patio areas with beds and borders housing a variety of plants and shrubs, timber built garden shed and 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.

### **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.

**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**