



12 Clancey Way  
Halesowen,  
West Midlands B63 3UX  
*Offers Based On £184,950*

*...doing things differently*



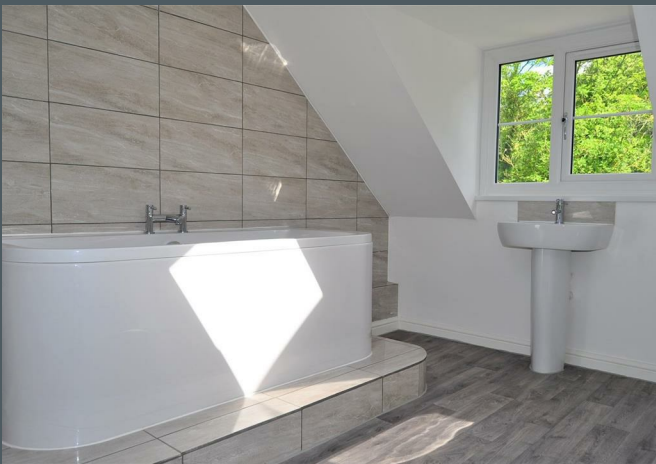
"CRACKING COACH HOUSE ON CLANCEY" with tree top views, offering NO UPWARD CHAIN, this unique Freehold coach house has been extended and adapted over time situated on the popular development originally constructed by Kendrick Homes benefiting from being a stones throw from Corngreaves Nature Reserve and in catchment for good and outstanding primary and secondary schools. The property briefly comprises of entrance hall with stairs leading to open plan contemporary living diner, fitted kitchen, three bedrooms, two bathrooms, integral garage and allocated off road parking. This property simply must be viewed to be appreciated. JC 20/8/19 V3 EPC=C



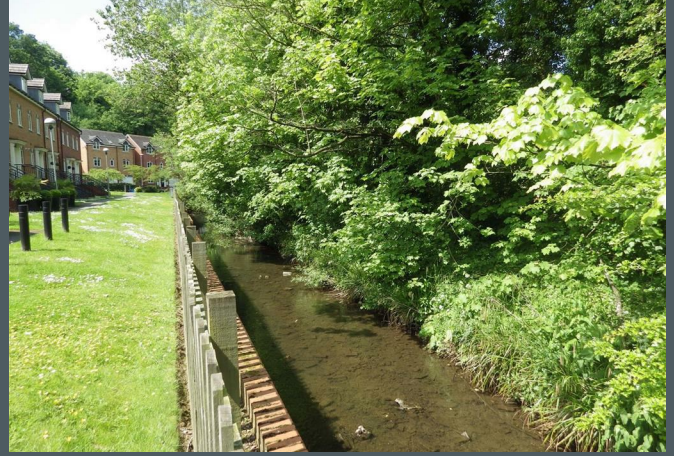
**Lex Allan Grove loves...**  
the tree top views











### 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 communal parking area with pathway leading to door giving access into:

### Hallway

With the benefit of central heating radiator, tiles to floor and stairs to first floor lobby.

### Lobby

Providing useful cloak area and door to:

**Contemporary living diner 19'8" max x 14'1" max (6.0 max x 4.3 max)**

With two double glazed windows to front elevation, double glazed window to rear elevation creating dual aspect lighting making a light open living area, central heating radiator, t.v. aerial point, further doors radiating to:

**Fitted kitchen 8'2" x 8'10" (2.5 x 2.7)**

With a range of red high gloss wall and base units with roll edge marble effect work surface over and complementary splashback tiling, inset stainless steel sink and drainer with mixer tap over, integrated electric oven with four ring gas hob with complementary hood over, further space and plumbing for additional white goods, double glazed window to front elevation.

**Bedroom two 11'5" x 10'5" (3.5 x 3.2)**

Double glazed window to front elevation, central heating radiator, door to useful storage cupboard under stairs.

**Bedroom three 6'6", 22'11" x 7'6" (2,7 x 2.3)**

Double glazed window to rear elevation, central heating radiator.

**Family bathroom**

Tiled floor to ceiling, panelled bath with electric shower head over, low level flush w.c., pedestal sink.

**Second floor landing**

Having velux window with further doors radiating to:

**Master bedroom 16'8" x 12'1" (5.1 x 3.7)**

With further space into eaves and having the benefit of two dormer windows and two double glazed velux windows creating dual lighting aspect.

**Bathroom two**

Contemporary laminate flooring with tiles to wall, panelled bath with feature mixer tap, pedestal sink, low level w.c., double glazed dormer window to rear aspect and double glazed velux window to front aspect.

**Garage**

Being located beneath the apartment benefiting from up and over garage door to front and electric point in situ. Additional parking to front of garage.

**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**

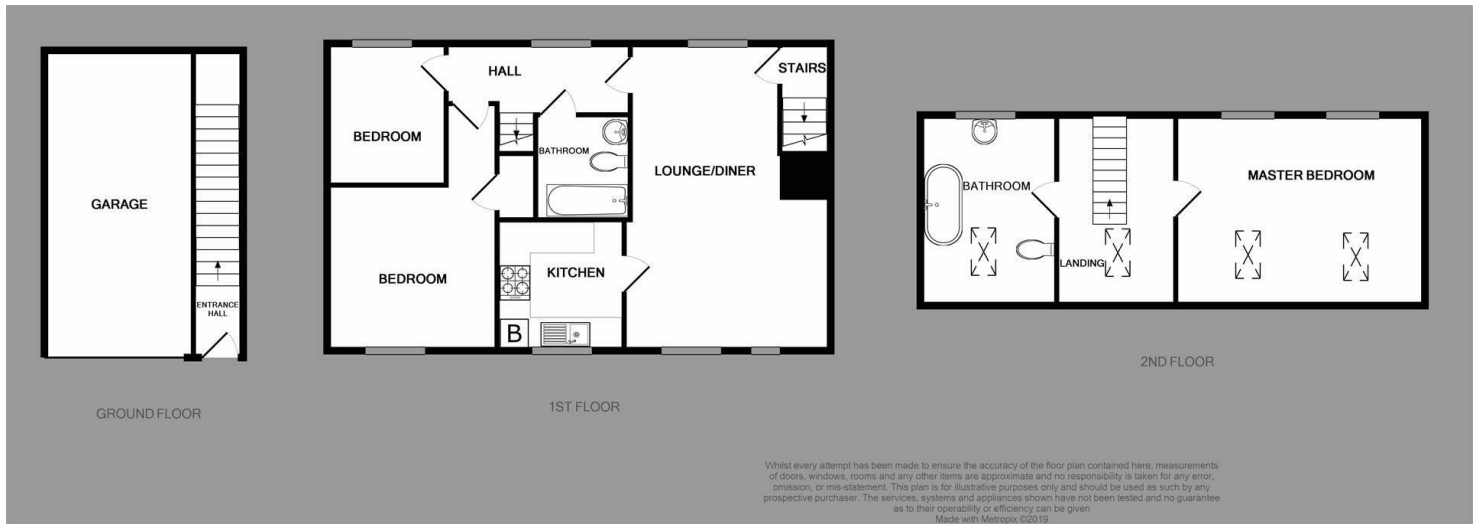
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide 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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