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34 Doran Close
Halesowen,
West Midlands B63 1JZ
Guide Price £362,000

...doing things differently



"DON'T MISS THIS IDEAL FAMILY HOME" In this much sought after cul de sac position on the Squirrels Estate this delightful four bedroom detached property is in catchment for outstanding primary and secondary schools with excellent transport links and on the footfall of National Trust Clent Hills. The property briefly comprises of porch, entrance hall, lounge, kitchen diner with conservatory and utility off, downstairs w.c., four good sized bedrooms, bathroom and master en-suite. To the rear there is a beautiful maintained garden. The property must be viewed to be fully appreciated. LA 7/8/19 V1 EPC=D



Lex Allan Grove loves...
the hugely popular
location







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

Vai tarmac driveway with side access to rear, garage door, step up to porch with further door leading to:

Entrance hall

Central heating radiator, stairs to first floor accommodation, door leading to:

Downstairs w.c.

With wash hand basin, low level flush w.c., window to front, central heating radiator.

Lounge 12'5" max 9'6" min x 14'5" (3.8 max 2.9 min x 4.4)

With double glazed bow bay window to front, feature electric fire with complementary mantle and hearth, central heating radiator, t.v. aerial point.





Kitchen diner 10'2" x 24'7" (3.1 x 7.5)

Double glazed door to rear elevation, range of wall and base units with roll edge work surfaces over incorporating sink and drainer with mixer tap over, four ring gas hob, double oven, integrated dishwasher and fridge, central heating radiator, door leading to cupboard off.

Utility

Double glazed door to side, space and plumbing for washing machine with work surface over.

Conservatory 8'10" x 9'2" (2.7 x 2.8)

Double glazed windows and door.

First floor landing

With loft hatch and doors radiating to:

Bedroom one 8'2" max 4'11" min x 16'8" (2.5 max 1.5 min x 5.1)

Double glazed window to front elevation, central heating radiator, range of built in wardrobes.

En-suite

Obscured double glazed window to rear, shower with rainfall shower head attachment over, wash hand basin with mixer tap, low level w.c., extractor fan, central heating radiator.

Bedroom two 9'2" x 10'2" (2.8 x 3.1)

Central heating radiator, double glazed window to rear elevation.

Bedroom three 12'5" x 8'2" (3.8 x 2.5)

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

Bedroom four 7'2" x 7'6" (2.2 x 2.3)

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

House bathroom

With tiled flooring, obscured double glazed window to rear, bath with mixer tap, central heating radiator, low level w.c., sink with mixer tap, tiling to splashback areas.

Rear garden

Slabbed patio area with steps leading to lawn area to centre with established borders and feature pond all with 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.

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