



17 Colman Hill Avenue
Halesowen,
West Midlands B63 2BA

Offers In Excess Of £140,000

...doing things differently



"MOVE-IN READY SEMI" Sat within this quiet residential address, this semi detached home offers well presented "move-in ready" accommodation throughout. In brief, the property comprises to the ground floor, a reception hall, front facing lounge, generous open plan kitchen diner overlooking the garden, guest cloaks, two double bedrooms, further third single bedroom and a house bathroom to the first floor. Outside, we find a lovely low maintenance rear garden with patio seating area and a gravelled driveway to front offering off road parking provision for two cars. With gas central heating and double glazing throughout, this really is the ideal home for the first time buyer or young family. Please call the office at the earliest opportunity to arrange viewings. PS 9/8/19 V1 EPC=D



Lex Allan Grove loves...
the open plan kitchen
diner







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 steps leading down to gate providing access to rear and to step up to canopy porch and main entrance door opening into reception hallway. In addition there is a gravelled driveway providing off road parking for two cars and a feature paved courtyard seating area.

Reception hall

Main entrance door to front, stairs rising to first floor accommodation, central heating radiator, wood effect laminate flooring and door opening into lounge.

Lounge 14'1" x 11'9" (4.3 x 3.6)

Lead effect double glazed windows to front, central heating radiator, wall mounted gas fire, door to rear leading to kitchen diner.

Open plan kitchen diner (9'2" x 11'9") x (7'2" x 8'2") ((2.8 x 3.6) x (2.2 x 2.5))

Double glazed windows to rear and to side, central heating radiator, range of wall mounted and base units with roll top work surfaces over incorporating stainless steel sink and drainer, integral electric oven and grill, further integral four burner gas hob with tiled splashback, space and plumbing for washing machine, built in under stairs cupboard/pantry, further tiling to splashback areas and wood effect laminate flooring. Door to rear to inner lobby.

Inner lobby

With bifold doors to guest w.c. and obscured double glazed door to rear garden.

Ground floor guest cloaks

Obscured double glazed window to rear, low level close coupled dual flush w.c., vanity wash hand basin with mixer tap over and storage below, floor to ceiling tiling and tiled flooring.

First floor landing

Double glazed window to side, loft hatch providing access to boarded loft space, doors leading to three bedrooms and bathroom.

Bedroom one 11'1" x 11'9" (3.4 x 3.6)

Lead effect double glazed window to front, central heating radiator.

Bedroom two 11'9" x 9'2" (3.6 x 2.8)

Double glazed window to rear offering tree top views, central heating radiator.

Bedroom three 7'10" x 8'2" (2.4 x 2.5)

Double glazed windows to rear, central heating radiator, wood effect laminate flooring.

House bathroom 6'6" max x 6'10" max (2.0 max x 2.1 max)

Obscured lead effect double glazed window to front, white suite comprising panelled bath with telephone shower mixer tap over and further thermostatically controlled shower over, low level close coupled w.c., vanity wash hand basin with mixer tap over and storage below, over stairs bulkhead storage area, floor to ceiling tiling and tiled flooring.

Rear garden

Low maintenance garden comprising of a mix of paved and timber decked patio areas complete with two timber built garden sheds, brick built barbecue, borders housing a variety of plants and shrubs 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

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.

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.



**Lex Allan
Grove**

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

0121 550 5400
lexallangrove.com
info@lexallangrove.com