



16 Carpenter Glade
Halesowen,
West Midlands B63 2BG
Guide Price £340,000

...doing things differently

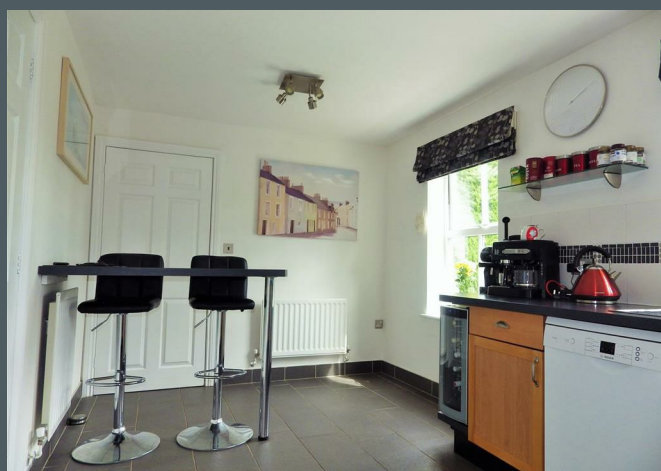


"FINE FAMILY HOME IN GREAT LOCATION" Occupying a generous plot within this quiet cul-de-sac, this fabulous four bedroom detached house simply must be viewed to be appreciated. Situated at this established and popular residential address, the property offers quality accommodation throughout to include a welcoming reception hall, study, wonderful lounge, dining room, kitchen diner and utility to the ground floor; whilst to the first floor there is a master bedroom with en suite shower room, three further good sized bedrooms and a house bathroom. A driveway providing substantial off road parking sits to the front and leads to a detached double garage to side. In addition, there is a well maintained garden to the rear. Perfectly positioned close to a range of local amenities, we anticipate a high level of interest in this property so please call the office at the earliest opportunity. PS 8/10/19 V2 EPC=C



Lex Allan Grove loves...
this fine 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 tarmacadam driveway providing off road parking for two cars leading to detached double garage with gravelled fore garden to side and further path leading to canopy porch with main entrance door opening into reception hallway.

Reception hallway

Composite main entrance door to front, stairs to first floor accommodation with under stairs store cupboard, central heating radiator, karndean flooring, doors leading to study, lounge, ground floor guest cloaks and kitchen diner.

Lounge 14'1" x 16'0" (4.3 x 4.9)

Double glazed bay window to front, central heating radiator, feature decorative fire surround and hearth with inset living flame gas fire, door to rear to dining room.









Dining room 10'9" x 8'10" (3.3 x 2.7)

Double glazed French doors to rear giving access to garden, central heating radiator, door to side to kitchen diner.

Kitchen diner 16'8" x 8'10" (5.1 x 2.7)

Two double glazed windows to rear overlooking garden, two central heating radiators, range of wall mounted and base units with work surface over incorporating a one and a half bowl stainless steel sink, drainer and mixer tap over, integral electric oven and further four burner gas hob with tiled splashback and extractor over, space and plumbing for dishwasher, breakfast bar seating area, tiling to splashback areas and tiled flooring, door to front leading to utility.

Utility 6'10" x 5'6" (2.1 x 1.7)

Double glazed door to side, range of base unit with work surface over incorporating stainless steel sink and drainer with mixer tap over, wall mounted boiler, central heating radiator, ceiling mounted extractor fan, tiling to splashback areas and tiled flooring.

Study 6'10" x 6'6" (2.1 x 2.0)

Double glazed window to front and side elevation, central heating radiator, t.v. aerial point, karndean flooring.

Guest cloaks

Obscured double glazed window to side, central heating radiator, low level close coupled w.c., pedestal wash hand basin with mixer tap over and tiled splashback, karndean flooring.

First floor landing

Having hatch giving access to loft space, built in store cupboard and doors leading to bedrooms and bathroom.

Master bedroom suite 11'1" x 11'5" (3.4 x 3.5)

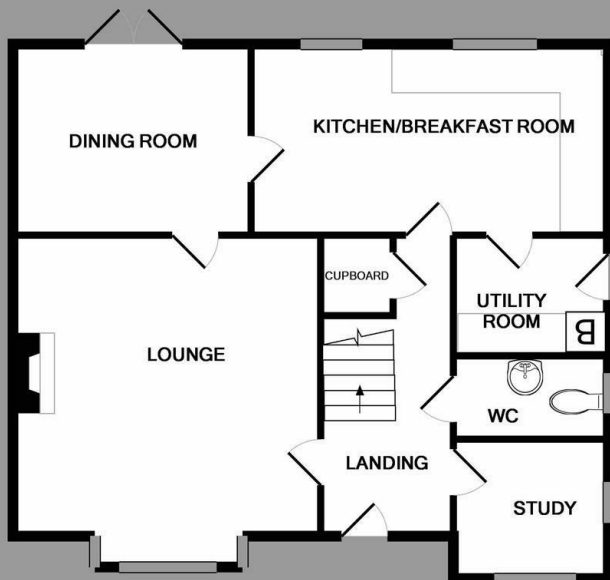
Double glazed window to front, t.v. aerial point, central heating radiator, range of mirrored fitted wardrobes, door leading to en-suite shower room.

En-suite shower room

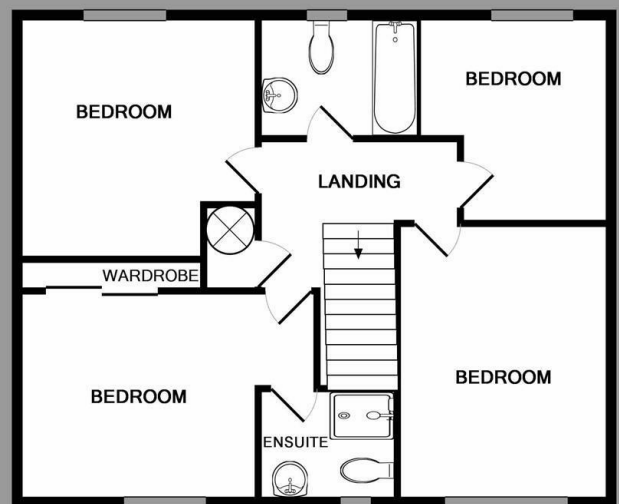
Obscured double glazed window to front, central heating radiator, shower enclosure having thermostatically controlled shower over with tiled splashback, low level close coupled w.c., vanity wash hand basin with mixer tap over and storage below, tiling to splashback areas and tiled flooring.

Bedroom two 11'1" x 11'1" (3.4 x 3.4)

Double glazed window to front, t.v. aerial point, central heating radiator.



GROUND FLOOR



1ST FLOOR

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.
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Bedroom three 12'9" x 9'10" (3.9 x 3.0)

Double glazed window to rear, t.v. aerial point, central heating radiator.

Bedroom four 9'10" x 8'10" (3.0 x 2.7)

Double glazed window to rear, t.v. aerial point, central heating radiator.

House bathroom 7'2" x 5'6" (2.2 x 1.7)

Obscured double glazed window to rear, white suite comprising of panelled bath with shower mixer tap over, low level close coupled w.c., vanity wash hand basin with mixer tap over and storage below, tiling to splashback areas and wall mounted extractor fan.

Rear garden

Paved patio area, lawned area with borders housing a variety of plants and shrubs, access to both sides offering storage areas, fencing to enclose and with access to double garage.

Detached double garage

Having two metal up and over doors to front and power points to front and rear.

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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