

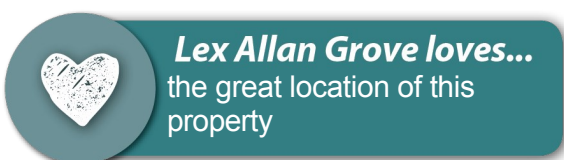


79 Cherry Street
Halesowen,
West Midlands B63 3RQ
Offers Based On £150,000

...doing things differently



"CALLING ALL FIRST TIME BUYERS INTO ACTION" Benefiting from no upward chain this well presented two bedroom mid terraced is a real box ticker in a well sought after residential location with a host of amenities in footfall, access to good primary and secondary schools and Halesowen College. The property briefly comprises of initial entrance hall, main reception room, fitted breakfast kitchen, two bedrooms, family bathroom, private rear garden and allocated parking to the rear with additional visitor parking. JC 20/9/19 V1 EPC=C









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 pathway with gravelled garden to sides leading to obscured double glazed front door gaining access into:

Entrance hall

Central heating radiator, alarm box, stairs to first floor accommodation, door to:

Reception room 9'6" min 12'9" max x 15'5" (2.9 min 3.9 max x 4.7)

Double glazed window to front elevation, central heating radiator, coving to ceiling, t.v. aerial point, electric fire with complementary mantle and hearth, door off to:

Breakfast kitchen 12'9" x 9'2" (3.9 x 2.8)

Double glazed window to rear elevation, double glazed French doors to rear patio, range of pine effect wall and base units with marble effect roll edge work surface over, inset one and a half composite sink and drainer with mixer tap, integrated electric oven, four ring hob with complementary extractor hood over, coving to ceiling, central heating radiator, further space and plumbing for additional white goods.

First floor landing

Doors radiating to:

Master bedroom 14'5" x 13'1" (4.4 x 4.0)

Double glazed window to front elevation, central heating radiator, t.v. aerial point, door to useful airing cupboard over stairs. built in cupboards floor to ceiling.

Bedroom two 6'4" x 10'5" (1.95 x 3.2)

Double glazed window to rear elevation, central heating radiator.

Bathroom

Double glazed window, panelled bath with shower over bath, pedestal wash hand basin, low level w.c., part tiling to walls, central heating radiator.

Rear garden

Accessed via the parking to the rear of the property or alternatively French doors from the kitchen and comprises of slabbed patio area with slabbed pathway leading to hardstanding area to the rear of the garden with gate to rear parking.

Parking

There is one allocated parking space to the rear of the property with additional visitor spaces also.

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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