



133 Fairmile Road  
Halesowen,  
West Midlands B63 3PZ

*Guide Price £200,000*

*...doing things differently*



"FAB FAIRMILE FAMILY HOME" Situated at this well established and desirable residential location on the Fairmile estate within close proximity to local schools and amenities, this three bedroom semi detached needs to be inspected internally to be fully appreciated. Looking out to trees and grass land to the front, the property has been much improved and extended over the years and now has accommodation to include a dining room extension to the front, generous extended lounge diner and kitchen to the ground floor, three good bedrooms and a house bathroom. Add a driveway catering for off road parking for two to three cars, integral garage, and attractive rear garden, this property is the ideal family home. In addition the property benefits from double glazing and gas central heating where specified, and the soffits and cladding are low maintenance UPVC. Please call the office to arrange viewings. PS 7/8/19 V2 EPC=D

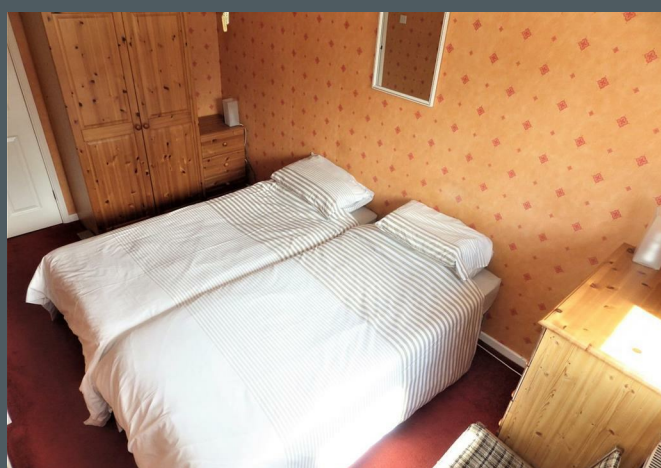
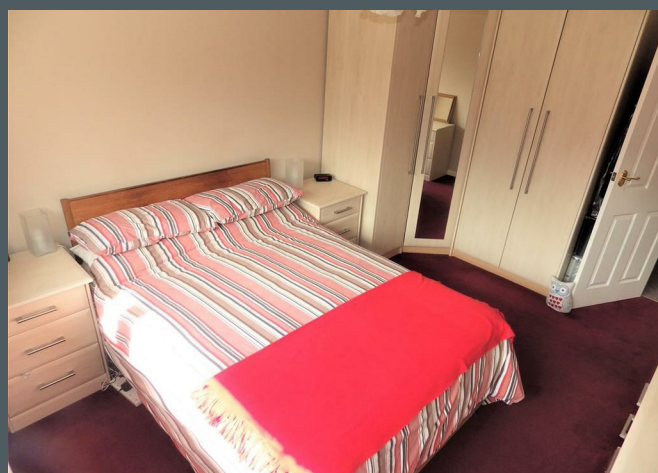
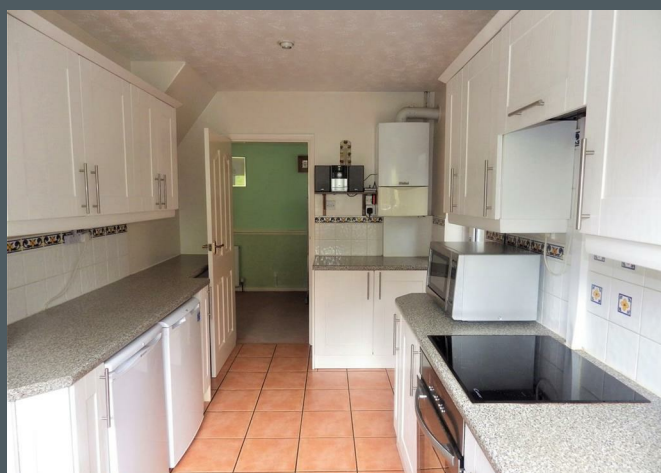


**Lex Allan Grove loves...**  
the generous  
accommodation on offer













### 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 driveway to front providing off road parking for two to three cars leading to garage, side gate giving access to rear garden and kitchen door, and main entrance door opening into dining room extension.

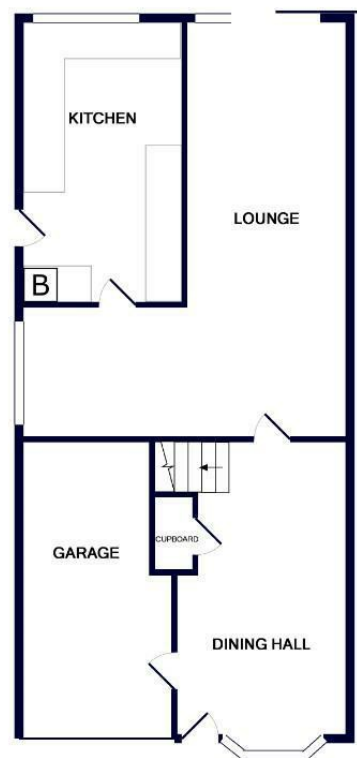
### Dining room 9'6" x 15'8" (2.9 x 4.8)

Main entrance door to front, double glazed bow window to front overlooking tree and grass area, central heating radiator, feature decorative fire surround and hearth, built in understairs store cupboard/cloaks, stairs to first floor accommodation and doors leading to garage to side and to lounge diner to rear.

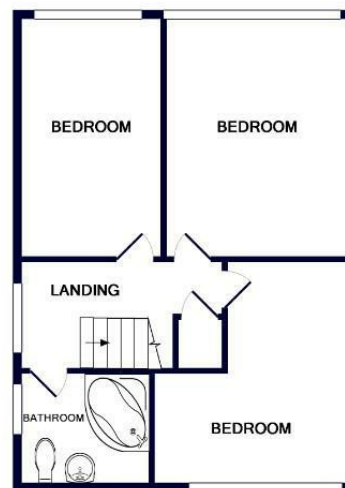
### Extended L shaped lounge diner (9'10" x 23'3") x (8'2" x 7'2") ((3.0 x 7.1) x (2.5 x 2.2))

Having double glazed window and sliding patio door to rear garden, further double glazed obscured windows to side, two central heating radiators and door to kitchen to rear.





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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### Extended kitchen 7'10" x 14'5" (2.4 x 4.4)

Double glazed window to rear, range of wall mounted and base units with roll top work surface over incorporating a one and a half bowl sink and drainer with mixer tap over, integral electric oven and four ring ceramic hob with tiled splashback and extractor over, seating area with central heating radiator beneath, space and plumbing for washing machine or dishwasher, further space for under counter fridge and freezer, tiling to splashback areas, obscured double glazed door to side giving access to both front and to rear garden.

### First floor landing

Having access to loft space via hatch, built in over stairs store cupboard, central heating radiator, obscured double glazed window to side and doors leading to three bedrooms and bathroom.

### Bedroom one 10'2" x 13'5" (3.1 x 4.1)

Double glazed window to rear, central heating radiator, range of fitted bedroom furniture to include wardrobes, dressing table and cabinets.

### Bedroom two 7'10" x 13'5" (2.4 x 4.1)

Double glazed window to rear, central heating radiator.

### L shaped bedroom three (6'10" x 6'6") x ( 10'9" x 5'10") ((2.1 x 2.0) x ( 3.3 x 1.8))

Double glazed window to front, central heating radiator.

### House bathroom 7'2" x 5'10" (2.2 x 1.8)

Obscured double glazed window to side, central heating radiator, suite comprising of wood panelled bath with thermostatically controlled shower over, vanity wash hand basin with storage below, low level close coupled w.c., majority tiling to walls, timber effect flooring and ceiling mounted extractor fan.

### Rear garden

Having paved patio area with steps leading up to lawned areas, further paved patio to rear housing timber built garden shed and with timber fencing to enclose.

### Integral garage 7'2" x 16'4" (2.2 x 5.0)

Having metal up and over door to front, space and plumbing for washing machine.

### 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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**Lex Allan  
Grove**

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

**0121 550 5400**  
**lexallangrove.com**  
**info@lexallangrove.com**