



128 Hagley Road  
Halesowen,  
West Midlands B63 1DY

*Guide Price £240,000*

*...doing things differently*





"SO MUCH MORE THAN MEETS THE EYE..." They say that you should never judge a book by it's cover – behind this unassuming exterior, there lies a fabulous three bedroom family home that simply must be seen to be appreciated. Historically a two bedroom cottage, this semi detached property has been greatly extended and improved over the years and now offers a welcoming reception hall, generous lounge, snug, guest wc, superb kitchen diner and utility to the ground floor; generously proportioned master bedroom with bespoke fitted wardrobes, two further good sized bedrooms and contemporary styled bathroom. Outside, there is a compact, low maintenance rear garden. The house is perfectly positioned for excellent local schools, commuter routes and sits close to the National Trust Clent Hills. PS 14/10/19 V1 EPC=C



**Lex Allan Grove loves...**  
this deceptive family  
home













### Location

Hayley Green is one of our most sought after locations in Halesowen. Located to the south west of the town centre its main centre is the Hayley Green roundabout with its small row of shops and the Fox Hunt Public House run by Harvester. Hayley Green has great selection of popular family homes with fabulous offering of larger 1930' s houses. It also includes the extremely popular housing developments of The Squirrels and Causey Farm Estate. Lutley Lane, Cherry Tree Lane and Causey Farm Road are some of the most well regarded addresses in Halesowen. The A458 gives direct access to Junction 3 of the M5 motorway. Hayley Green lies on the fringes of North Worcestershire and offers easy access to stunning Countryside including Uffmoor Wood, an ancient woodland with public access, and the picturesque Clent Hills both keen favourites for walkers, dog owners, and cyclists. Our residential Office Manger Dawn Hughes has been a resident of Hayley Green for many years and has excellent first hand local knowledge which she is happy to share with both vendors and purchasers alike.





















### Approach

Via gravelled and paved fore garden leading to main entrance door leading into reception hall.

### Reception hall

Composite main entrance door to front flanked with obscured double glazed window, central heating radiator, hardwood flooring throughout and doors leading off to lounge diner, kitchen diner extension to rear and snug.

### Snug 7'2" x 11'1" (2.2 x 3.4)

Double glazed window to front, central heating radiator, door to rear to en-suite w.c.

### W.C.

Central heating radiator, low level close coupled dual flush w.c., vanity wash hand basin with storage below and mixer tap over and tiled splashback, wall mounted extractor fan, vinyl flooring.

### Lounge diner 11'5" x 20'8" (3.5 x 6.3)

Double glazed bow window to front, central heating radiator, feature decorative fire surround and hearth with inset electric fire, stairs rising to first floor accommodation with under stairs store area, hardwood flooring throughout.

### Kitchen diner extension 23'11" x 8'10" (7.3 x 2.7)

Two sets of double glazed French doors to rear giving access to rear garden, two double glazed skylights to pitched roof, central heating radiator, range of wall mounted and base unit with work surface over incorporating sink and drainer with mixer tap over, integral electric double oven and grill, further integral electric four burner hob with splashback and extractor hood over, integral dishwasher, breakfast bar seating area, doorway to front to utility area.

### Utility

Work surface with space and plumbing for washing machine under and tiled flooring.

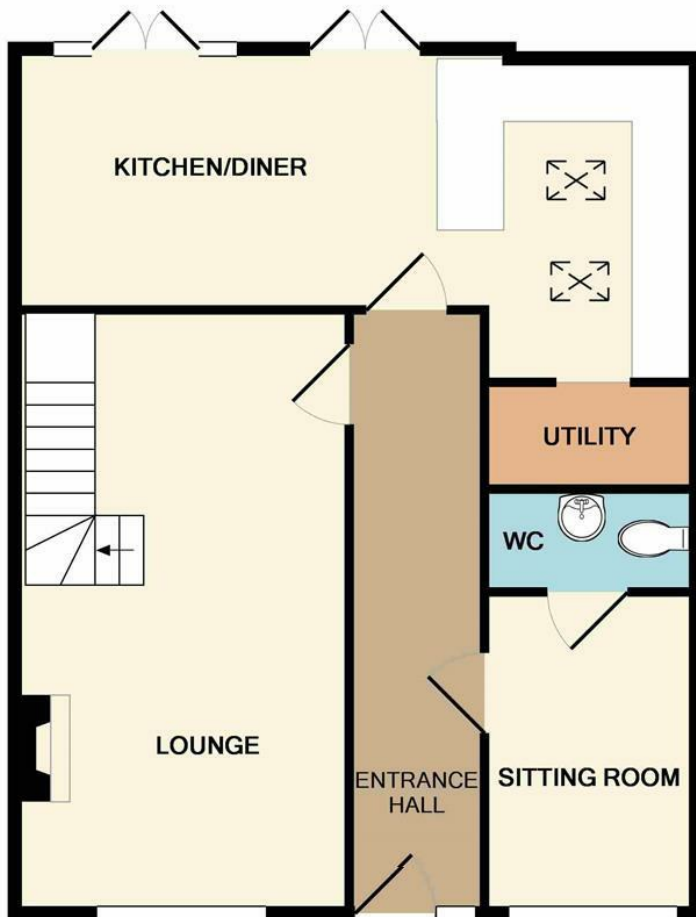
### First floor landing

Having access to loft space via hatch, doors leading to bedrooms and bathroom.

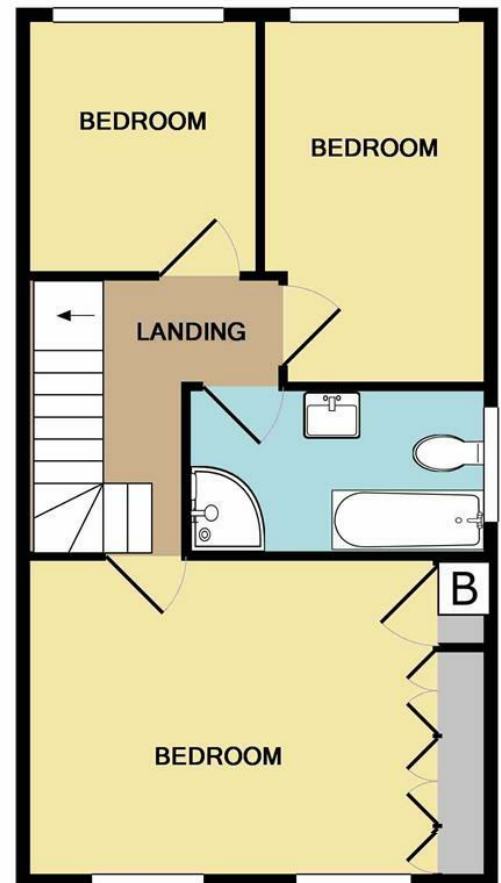
### Bedroom one 17'0" x 11'5" (5.2 x 3.5)

Two double glazed windows to front, central heating radiator, built in store cupboard and a range of bespoke fitted wardrobes.





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 two 7'6" x 12'9" (2.3 x 3.9)

Double glazed window to rear, central heating radiator, fitted double wardrobe.

### Bedroom three 7'6" x 8'10" (2.3 x 2.7)

Double glazed window to rear, central heating radiator.

### House bathroom 10'5" x 5'10" (3.2 x 1.8)

Obscured double glazed window to side, ladder style towel radiator, white suite comprising shower enclosure with shower over, panelled bath with mixer tap to side, low level close coupled dual flush w.c., vanity wash hand basin with mixer tap over and storage below, majority tiling to walls and feature laminate flooring.

### Rear garden

Low maintenance rear garden comprising of paved patio area with brick retaining wall and steps leading up to artificially turfed garden space, timber fencing to enclose and timber built store shed.

### 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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**LexAllan  
Grove**

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

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