



9 Springfield Drive
Halesowen,
West Midlands B62 8EU

Guide Price £315,000

...doing things differently



NO UPWARD CHAIN. This four bedroom detached family home is within a popular residential location close to Olive Hill Primary School and local amenities. The property has been improved over the years to a high standard and comprises of good sized driveway providing ample parking for numerous cars, porch leading to entrance hallway, three reception rooms, kitchen diner. To the first floor there are three bedrooms and house bathroom. Extensive garden to the rear, double glazing and central heating. This property must be viewed to be fully appreciated. LA 2/10/19 V2 EPC=D



Lex Allan Grove loves...
the convenient location







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 giving access to side and door leading to porch.

Porch

Having tiled flooring, windows and door to front.

Reception hall

Stairs to first floor accommodation, stained glass window and door to front, central heating radiator, door to under stairs cupboard.

Front reception room 11'1" x 10'5" min 12'5" max (3.4 x 3.2 min 3.8 max)

Double glazed bay window to front, central heating radiator.









Rear reception room 11'5" x 11'1" (3.5 x 3.4)

Double glazed window to rear and door to rear, central heating radiator, feature brick wall with inset fire.

Kitchen diner 17'0" x 9'2" min 11'1" max (5.2 x 2.8 min 3.4 max)

Double glazed window to rear, central heating radiator, range of wall mounted and base units with work surface over incorporating sink and drainer, integrated oven and ceramic hob, space and fittings for dishwasher and fridge freezer, tiling to splashback areas, tiled flooring. Dining space has laminate flooring.

Downstairs bedroom 10'2" x 12'5" (3.1 x 3.8)

Double glazed window to front, central heating radiator.

First floor landing

Loft access, double glazed window to side and doors radiating to:

Bathroom

Obscured double glazed window to rear, central heating towel rail, suite comprising of bath with shower over, low level w.c., pedestal wash hand basin, tiling to walls and flooring, cupboard off giving access to combination boiler, extractor fan.

Bedroom one 11'5" x 11'1" (3.5 x 3.4)

Double glazed window to rear, central heating radiator.

Bedroom two 10'9" x 10'5" min 12'9" max (3.3 x 3.2 min 3.9 max)

Double glazed bay window to front, central heating radiator.

Bedroom three 6'2" x 7'2" (1.9 x 2.2)

Double glazed window to front, central heating radiator.

Rear garden

With paved patio area stepping down to lawned area having beds and borders to rear, further slabbed patio area all with hedges 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 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 20% 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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Grove**

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