



11 Golden Orchard
Halesowen,
West Midlands B62 8TR

Guide Price £260,000

...doing things differently

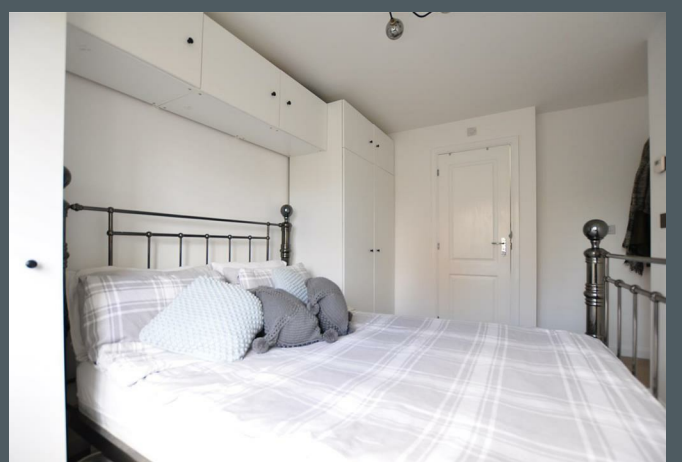
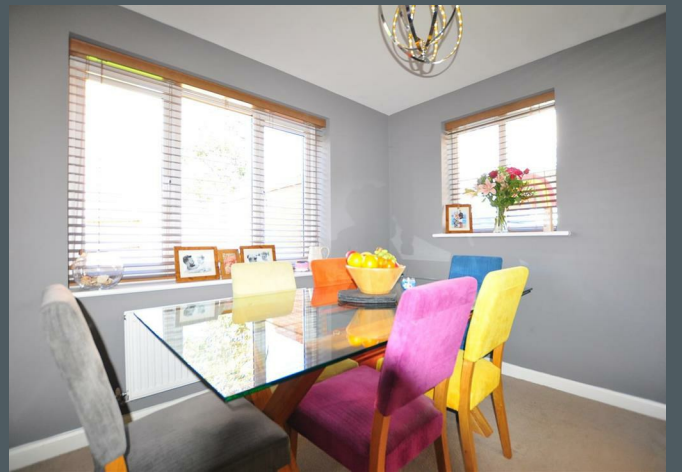


FANTASTIC STARTING FAMILY HOME. This three bedroom semi detached offers high quality and move in ready accommodation in a popular Halesowen estate close to local shops and commuter links. The property briefly comprises of driveway, detached garage to the rear, entrance hallway, lounge, dining room, kitchen and downstairs w.c., three good sized bedrooms with master en-suite, house bathroom and finally an attractive low maintenance garden to the rear makes this property a must view. LA 28/9/20 B1 EPC=C



Lex Allan Grove loves...
the open plan lounge,
kitchen diner







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 fore garden with various plants and shrubs, stepping into:

Entrance hallway

Central heating radiator, cupboard off, stairs rising to first floor accommodation.

Lounge 9'6" x 16'0" (2.9 x 4.9)

Double glazed window and door to rear, central heating radiator.

Dining room 7'6" x 9'6" (2.3 x 2.9)

With double glazed window to rear and side, central heating radiator.

Kitchen 9'2" x 8'2" (2.8 x 2.5)

Double glazed window to front and side, range of wall and base units with work surfaces over incorporating sink with mixer tap, gas hob with extractor hood over, integrated oven, space and plumbing for washing machine.

Downstairs w.c.

Low level w.c., central heating radiator, wash hand basin with mixer tap over, tiling to splashbacks and extractor fan.

First floor landing

Double glazed window to front, cupboard off, access to loft space and doors radiating to:

Bedroom one 8'6" x 12'9" min 13'1" max (2.6 x 3.9 min 4.0 max)

Double glazed window to rear, central heating radiator.

En-suite

With central heating radiator, double glazed window to rear and side, low level w.c., wash hand basin with mixer tap over, shower enclosure with electric shower over, tiling to splashbacks and extractor fan.

Bedroom two 10'5" x 9'10" (3.2 x 3.0)

Double glazed window to rear, central heating radiator.

Bedroom three 9'10" x 6'6" (3.0 x 2.0)

Double glazed window to rear, central heating radiator.

House bathroom

With wash hand basin and mixer tap, double glazed window to front, central heating radiator, low level w.c, bath with mixer tap over, tiling to splashbacks and extractor fan.

Rear garden

With wooden decked seating area leading to astro turf, gravelled beds with various plants and shrubs, gates to rear giving access to parking with space for a number of cars and all with timber fencing to enclose.

Garage

With metal up and over door to front.

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 Grove 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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