



70 Huntingtree Road  
Halesowen,  
West Midlands B63 4ES

Guide Price £215,000

*...doing things differently*



THREE BEDROOM SEMI DETACHED PROPERTY SITUATED IN POPULAR HALESOWEN LOCATION. Located in one of Halesowen's most popular locations the property includes party driveway leading to garage, entrance hall, lounge, archway leading to dining area, fitted kitchen, three bedrooms, family bathroom, extensive rear garden. Internal inspection highly recommended. DAG 6/11/20 V2 EPC=D



**Lex Allan Grove loves...**

the opportunity on offer on  
this beautiful family home







### 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.

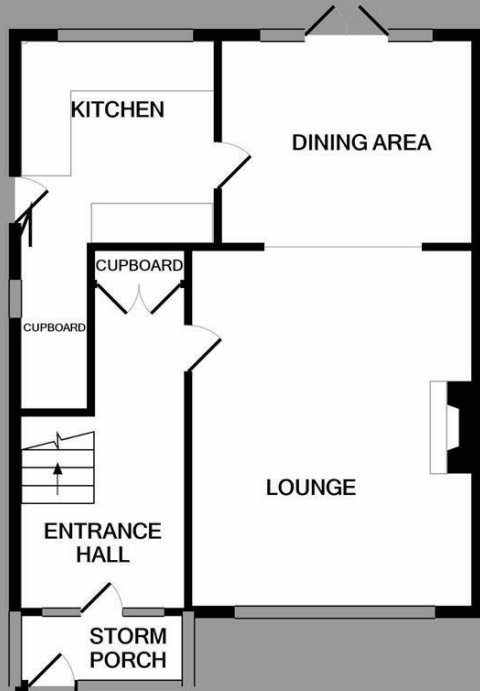




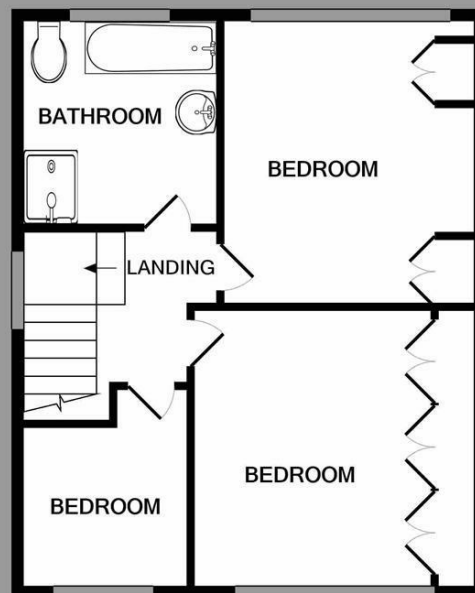








GROUND FLOOR



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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### Approach

Via party driveway with private parking to front, block paved frontage, door giving access to double glazed porch with further door giving access to:

### Entrance hall

Central heating radiator, stairs to first floor accommodation, fitted storage cupboard, central heating radiator, karndean flooring.

### Lounge 11'5" x 14'5" (3.5 x 4.4)

Double glazed bay window to front, t.v. point, gas fire with surround, archway giving access to:

### Dining room 10'2" x 8'2" (3.1 x 2.5)

Double glazed French doors to rear.

### Kitchen 7'10" x 8'2" (2.4 x 2.5)

Double glazed window to rear, gas cooker point, sink with drainer and mixer tap, central heating radiator, range of wall and base units with work surfaces over, display cabinet, under stairs storage cupboard, door giving access to side driveway.

### First floor landing

Having double glazed window to side, doors leading to:

### Bedroom one 11'5" x 9'10" (3.5 x 3.0)

Double glazed window to front, fitted wardrobes, central heating radiator.

### Bedroom two 11'5" x 10'2" (3.5 x 3.1)

Double glazed window to rear, fitted wardrobes with overhead units.

### Bedroom three 6'10" x 6'6" (2.1 x 2.0)

Double glazed window to front.

### Bathroom

Double glazed obscured window to rear, bath, w.c., pedestal wash hand basin, complementary tiling to walls, shower cubicle.

### Garage

Having up and over door, pedestrian door leading to garden.

### Rear garden

Having patio area, extensive lawned area, vegetable plot, mature planted borders, timber outbuilding and gate giving access to driveway.

### 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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