



137 Hurst Green Road  
Halesowen,  
West Midlands B62 9QF

*Guide Price £175,000*

*...doing things differently*



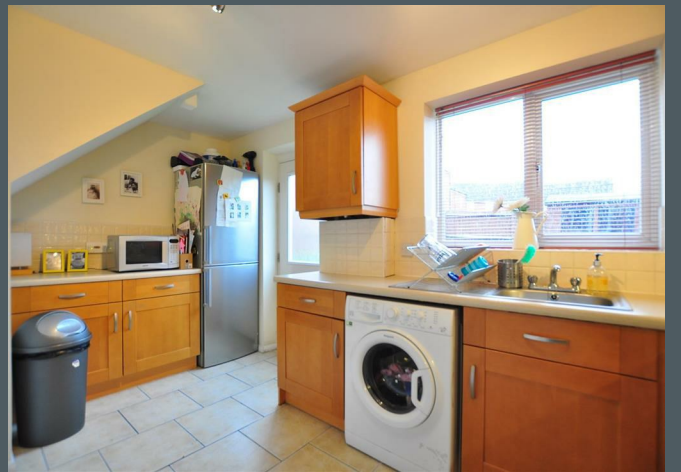
'FANTASTIC FIRST TIME BUY OR FAMILY HOME' With NO UPWARD CHAIN this property is ideal for first time buyers or a growing family offering three bedrooms, this move in ready end terrace is close to local amenities. The property briefly comprises of foregarden, porch, downstairs w.c., dining room, lounge and kitchen on the ground floor, with three bedrooms (two being doubles), master with ensuite and further house bathroom all to the first floor. Finally outside to the rear is an attractive south facing garden giving access to parking area. Contact the office at your earliest opportunity to arrange a viewing. LA 25/2/2021 V3



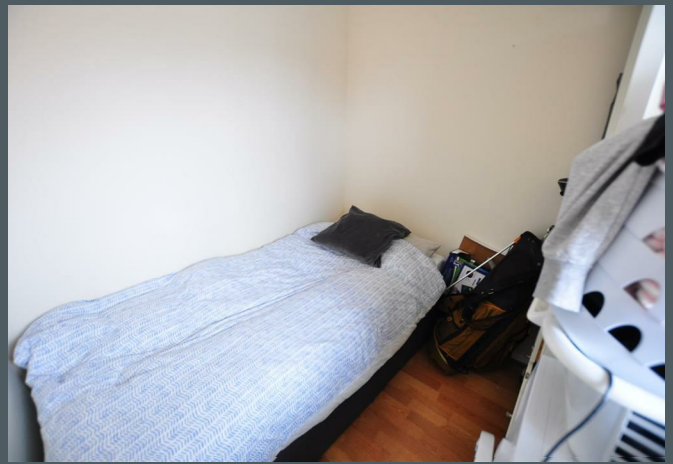
**Lex Allan Grove loves...**  
The attractive lounge.











### **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 foregarden with slabbed pathway, gravelled borders, metal railings and hedging to surround, leading to step up into porch.

### **Porch**

With double glazed door to front and central heating radiator.

### **Downstairs w.c.**

With central heating radiator, wash hand basin, low level flush w.c. and double glazed window to front.







**Dining Room 7'6" x 13'9" (2.3 x 4.2)**

With double glazed window to front, central heating radiator and stairs rising to first floor accommodation.

**Lounge 15'5" x 9'10" (4.7 x 3.0)**

With double glazed window to front and double glazed doors to rear, central heating radiator and feature fireplace with surround.

**Kitchen 13'5" x 7'6"(max) 6'10"(min) (4.1 x 2.3(max) 2.1(min))**

With tiled flooring and splashbacks, double glazed window and door to rear, central heating radiator, a range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated oven, space and plumbing for washing machine.

**First Floor Landing**

With double glazed window to rear, central heating radiator and doors radiating off to;

**Bedroom One 8'6" x 9'10" (2.6 x 3.0)**

With central heating radiator, double glazed window to front and built in wardrobes.

**Ensuite Bathroom**

With double glazed window to front, central heating radiator, wash hand basin, low level flush w.c., shower enclosure with shower over and extractor fan.

**Bedroom Two 8'2" x 9'10" (2.5 x 3.0)**

With central heating radiator, double glazed window to front and cupboard off.

**Bedroom Three 6'10" x 6'10" (2.1 x 2.1)**

With double glazed window to rear.

**House Bathroom**

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

**Rear Garden**

Slabbed patio area leading to lawn, timber fencing to enclose and gate leading to parking area.

**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. We are advised that there is a yearly maintenance cost of approximately £600.00 ( which can escalate ) for the access to back of property leading to parking area.

### 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Made with Hotropix ©2020

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