



19 The Hawnelands
Halesowen,
West Midlands B63 3RT

Guide Price £268,000

...doing things differently



PERFECT SPOT FOR SPACIOUS FAMILY HOME. This extended three bedroom semi with additional loft room is situated in a popular cul de sac near to local amenities and commuter links. The property offers move in ready accommodation and briefly comprises of driveway to front, porch, entrance hall, kitchen, dining room, front and rear reception rooms, and side passageway. To the first floor are three good sized bedrooms with the rear rooms having far reaching views which must be seen to be fully appreciated, and a house bathroom. The property also benefits from a loft room and low maintenance rear garden. Contact the office at your earliest opportunity to arrange your viewing. LA 22/12/20 V3 EPC=D



Lex Allan Grove loves...
the popular 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

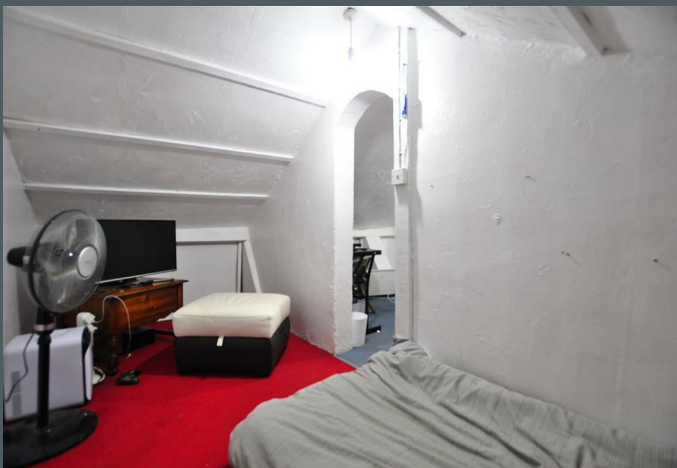
Via tarmac driveway offering parking with gravelled beds housing various plants and shrubs, step up to:

Porch

Double glazed door to front.

Entrance hall

With central heating radiator, cupboard off, stairs to first floor accommodation, double glazed windows and doors to front.





Downstairs w.c.

Low level w.c., double glazed window to side.

Kitchen 6'2" x 10'9" (1.9 x 3.3)

Window and door to side, range of wall and base units with work surface over incorporating sink with mixer tap, ceramic hob with extractor hood over, oven, tiling to splashbacks, space and plumbing for washing machine.

Dining room 6'10" max 6'2" min x 14'9" (2.1 max 1.9 min x 4.5)

Double glazed window to rear, central heating radiator.

Lounge 9'10" min 10'9" max x 15'5" (3.0 min 3.3 max x 4.7)

Double glazed window to rear, gas fire with feature surround, central heating radiator.

Front reception room 7'6" x 15'1" (2.3 x 4.6)

With central heating radiator, double glazed window to front.

First floor landing

Double glazed window to side and stairs rising to loft room.

Bedroom one 15'5" x 8'10" max 7'10" min (4.7 x 2.7 max 2.4 min)

Double glazed window to rear offering far reaching views, central heating radiator.

Bedroom two 9'10" x 9'10" min 11'9" max (3.0 x 3.0 min 3.6 max)

Double glazed window to front, central heating radiator.

Bedroom three 7'10" x 11'5" (2.4 x 3.5)

Double glazed window to rear offering far reaching views, central heating radiator.

House bathroom

With tiled flooring and walls, central heating radiator, wash hand basin, double glazed window to front, shower enclosure with shower over, low level w.c, cupboard off.

Loft room 11'5" x 10'2" (3.5 x 3.1)

Double glazed window to side, cupboards off.

AGENTS NOTE: Clients must take into account the restricted head height in the loft rooms due to the eaves.

Loft room two 5'10" x 10'2" (1.8 x 3.1)

Rear garden

Patio area stepping down to gravelled area, various plants and shrubs.

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.

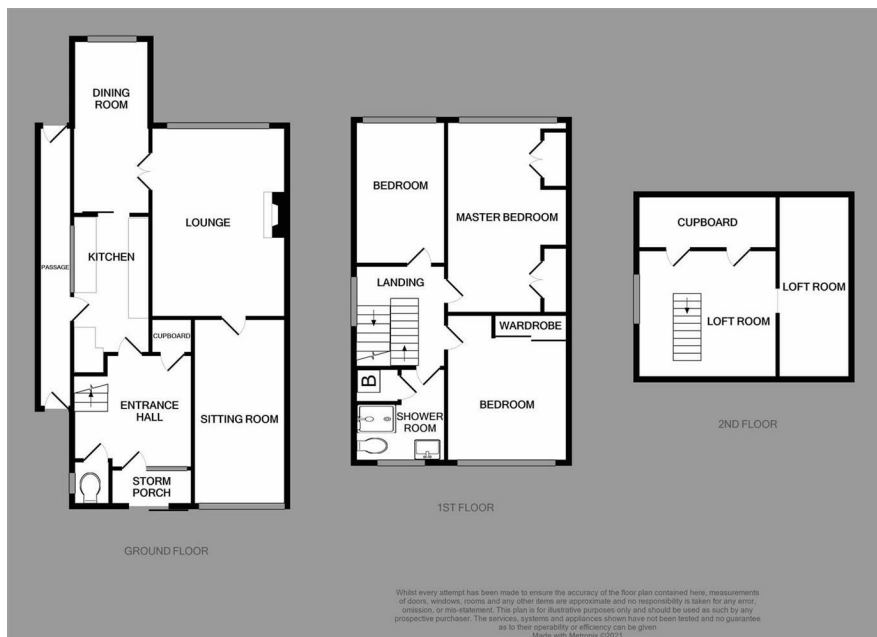
Referral Fees

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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