



18 Cranmoor Crescent
Halesowen,
West Midlands B63 3TD

Guide Price £185,000

...doing things differently

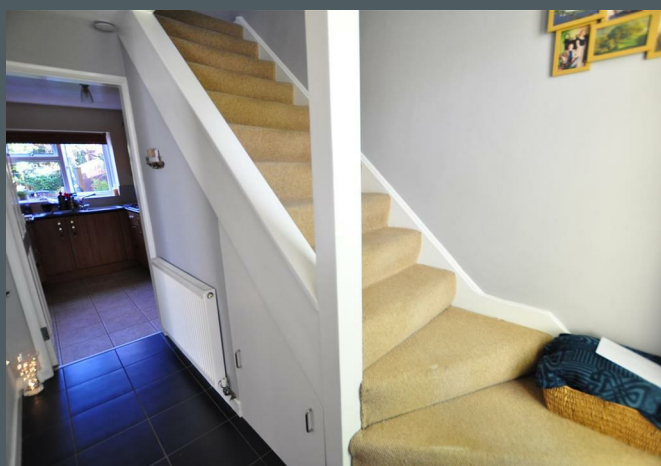


FANTASTIC STARTER HOME. This two bedroom semi detached situated in a popular residential address close to local amenities and boasts move in ready accommodation throughout. The property briefly comprises of spacious driveway to front, porch, entrance hall, lounge, dining room, kitchen and utility. To the first floor are two good sized bedrooms and house bathroom with access into further loft room and finally a good sized garden to the rear makes this property a must view. LA 2/12/20 V1 EPC=D



Lex Allan Grove loves...
the cosy 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 tarmac driveway offering parking for a number of cars with bedding to side housing a variety of plants and shrubs.

Entrance porch

Double glazed window and door.

Hallway

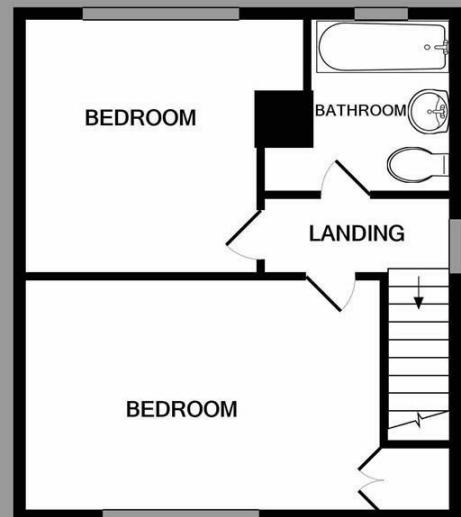
With tiled flooring, central heating radiator, under stairs cupboard, stairs to first floor accommodation, double glazed window and door to front.

Dining room 9'10" x 10'9" (3.0 x 3.3)

Double glazed window to front, central heating radiator.



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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Lounge 9'10" min 10'9" max x 12'9" (3.0 min 3.3 max x 3.9)

Double glazed window and door to rear, feature fireplace.

Kitchen 9'10" x 5'10" min 7'2" max (3.0 x 1.8 min 2.2 max)

Tiled flooring and splashbacks, double glazed window to rear, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, double oven.

Utility 10'2" max 6'10" min x 7'10" (3.1 max 2.1 min x 2.4)

Double glazed window and door to rear, tiled flooring, space and plumbing for washing machine with work surface over, door leading to side passageway.

First floor landing

Double glazed window to side and doors radiating to:

Bedroom one 14'5" x 9'6" (4.4 x 2.9)

Double glazed window to front, central heating radiator, cupboard off.

Bedroom two 10'2" x 9'6" min 11'1" max (3.1 x 2.9 min 3.4 max)

Central heating radiator, double glazed window to rear.

House bathroom

Double glazed window to rear, low level w.c., wash hand basin with mixer tap over and storage below. bath with shower over, tiling to splashbacks, central heating radiator.

Loft room

Double glazed window to side, central heating radiator, fully boarded and carpeted.

Rear garden

Slabbed patio area, lawn with beds housing various plants and shrubs, veg garden, slate chipped bedding and all with timber fencing 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 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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