



198 Carters Lane  
Halesowen,  
West Midlands B62 0EP

*Guide Price £285,000*

*...doing things differently*



HIGH SPEC REFURB ON THIS SPACIOUS EXTENDED FAMILY HOME. With NO UPWARD CHAIN this three bedroom home offers move in ready accommodation in a highly sought after location near to various commuter links and amenities. The property itself offers parking to front on a good sized driveway, large and welcoming entrance hallway, lounge, extended kitchen diner complete with full range of fitted appliances and bifold doors, utility and study space, downstairs w.c., three double bedrooms all complete with walk in wardrobes, high end bathroom suite and an attractive rear garden making this property a must view. LA 1/3/21 V1 EPC=E



**Lex Allan Grove loves...**  
the high quality fixtures  
and fittings







## 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 block paved driveway offering parking for a number of cars stepping into:

## Entrance hall

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

## Lounge 10'2" x 11'5" min 14'1" max (3.1 x 3.5 min 4.3 max)

Double glazed bay window to front, central heating radiator.











**Diner 8'10" min 10'2" max x 16'8" (2.7 min 3.1 max x 5.1)**

Central heating radiator, bifold doors to rear, velux skylight.

**Kitchen 12'9" x 12'1" max 9'10" min (3.9 x 3.7 max 3.0 min)**

Double glazed window and door to rear, central heating radiator, range of high gloss wall and base units with work surface over incorporating sink with mixer tap, ceramic hob with extractor hood over, double integrated oven, microwave, fridge freezer and dishwasher, units complete with under lighting.

**Study/utility**

With range of base units with work surface over, cupboard housing combination boiler, double glazed door and window to front.

**Downstairs w.c.**

Wash hand basin with mixer tap over and storage below, low level w.c., tiled flooring and extractor fan.

**First floor landing**

Access to loft space, cupboard off and doors radiating to:

**Bedroom one 9'2" x 11'5" min 14'1" max (2.8 x 3.5 min 4.3 max)**

Double glazed bay window to front, central heating radiator, walk in wardrobe off.

**Bedroom two 9'10" x 11'5" (3.0 x 3.5)**

Double glazed window to rear, central heating radiator, walk in wardrobe off.

**Bedroom three 6'6" x 11'5" (2.0 x 3.5)**

Central heating radiator, double glazed window to front, walk in wardrobe off.



## House bathroom

With shower enclosure and shower over, low level w.c., wash hand basin with mixer tap over and storage below, central heating radiator, double glazed window to rear, free standing bath with waterfall style tap over, heated towel rail, tiled flooring and extractor fan.

## Rear garden

Slabbed patio area leading to lawn, beds with various plants and shrubs and all with hedging and 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.

**IMPORTANT NOTICE:** 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.



**Lex Allan Grove**

**Lex Allan Grove Estate Agents**

18 Hagley Road, Halesowen  
West Midlands B63 4RG

0121 550 5400

[lexallangrove.com](http://lexallangrove.com)

[info@lexallangrove.com](mailto:info@lexallangrove.com)