



16 Olive Hill Road
Halesowen
B62 8JW

Guide Price £245,000





A beautifully presented three bedroom family home situated in a popular location benefiting further from NO UPWARD CHAIN. The property has off road parking and garage, entrance hall, lounge and separate dining room, breakfast room/study, kitchen, beautifully laid out extensive rear garden, three bedrooms and family bathroom. Internal inspection is highly recommended. DAG 6/7/20 V3 EPC=D



Lex Allan & Grove loves the lovely family feel to this home



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Freehold

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 schools foremost of which are the Earls High School and Windsor High School and Sixth Form. 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

Vai driveway with door leading to entrance hall.

Entrance hall

Having stained glass front door and side lights, central heating radiator, stairs to first floor accommodation, ornate balustrade spindle, wood effect flooring, door leading to Harry Potter room (under stairs storage cupboard).





Lounge 11' 1" x 14' 9" (3.4 x 4.5)

Double glazed bay window to front, t.v. point, gas fire with surround, coving to ceiling, built in cabinets to either side of fireplace with glazed display cabinet, ornate ceiling rose and cornice.

Dining room 15' 1" x 11' 5" (4.6 x 3.5)

Double glazed bay window to rear, two central heating radiators, gas fire point, fitted book shelf.

Breakfast room/study 9' 2" max x 8' 10" min (2.8 max x 2.7 min)

Double glazed window to rear, storage cupboard with further door leading to under stairs storage cupboard.

Kitchen 9' 6" x 7' 2" (2.9 x 2.2)

Window and door to rear, central heating radiator, sink with drainer, plumbing for automatic washing machine, complementary tiling to walls, gas cooker point, door to garage and further door to garden.

First floor landing

Double glazed window to side, fitted storage cupboard, coving to ceiling, doors radiating to:

Bedroom one 15' 1" x 9' 6" (4.6 x 2.9)

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

Bedroom two 12' 1" x 12' 1" max 9' 10" min (3.7 x 3.7 max 3.0 min)

Double glazed window to rear, fitted wardrobes, coving to ceiling.

Bedroom three 6' 10" x 7' 6" (2.1 x 2.3)

Double glazed window to front, central heating radiator, fitted wardrobes, access to loft being part boarded.

Bathroom

Double glazed obscured window to rear, w.c., bath, vanity sink, inset ceiling light point.

Garage

Having up and over door, central heating boiler and door to kitchen.

Garden

With crazy paved patio area with extensive lawned area, mature planted raised borders and vegetable plot.

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 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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VIEWING View by appointment only with Lex Allan & Grove. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.