



16 Upper Ashley Street
Halesowen
B62 8HJ

Offers Based On £90,000



"CALLING ALL FIRST TIME BUYERS AND LANDLORDS..." This well presented ground floor apartment offers an ideal opportunity for both those looking to take their first step on the housing ladder and the buy to let landlord investor. Being sold with NO UPWARD CHAIN, the property is in a convenient address near to a host of local amenities and comprises a porch, generous lounge, fitted kitchen, double bedroom with fitted wardrobes and shower room, with a low maintenance garden to rear and driveway parking to front. Offering move-in ready accommodation, internal inspection is highly recommended. Leasehold. PS 22/10/19 V3 EPC=D





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Leasehold

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

Via pathway to front with small lawned fore garden, tarmac driveway parking and entrance door to side into porch area.

Porch area

Obscured double glazed window to front, wall mounted electric radiator, main entrance door opening into:

Lounge 10'9" x 10'5" min (3.3 x 3.2 min)

Main entrance door and double glazed window to front, feature decorative fire surround and hearth, open to rear to lobby area with doors off to under stairs store cupboard, further built in store cupboard, airing cupboard housing hot and cold water tanks, bedroom, kitchen and shower room.

Bedroom 8'10" x 10'2" (2.7 x 3.1)

Double glazed French doors to rear giving access to garden and built in double wardrobe.

Kitchen 5'6" x 10'2" (1.7 x 3.1)

Double glazed window and door to rear garden, range of wall mounted and base units with oak work surfaces over incorporating Belfast style sink with mixer tap over, plumbing for automatic washing machine, integral electric oven and four burner hob with metro brick style tiling to splashback, extractor hood over and vinyl flooring.

Shower room

Wall mounted chrome heated electric towel radiator, shower enclosure with thermostatically controlled shower over, low level w.c., pedestal wash hand basin with mixer tap over, tiling to walls and flooring with wall mounted electric extractor fan.

Rear garden

Paved patio area with garden being laid to lawn having a mixture of mesh and timber fencing to enclose, complete with gated access to side.

Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the length of lease remaining is 961 years.

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.