



7 Madresfield Drive
Halesowen
B63 3DH

Guide Price £210,000



"FAMILY HOME IN FAB LOCATION" Located at this quiet cul-de-sac address within close proximity to excellent local schools, town centre amenities, and motorway links, this semi detached house must be viewed to be appreciated. Being sold with NO UPWARD CHAIN, this family home offers accommodation to include a porch, kitchen to the front and generous lounge diner top the rear opening to a full width conservatory, all to the ground floor; three bedrooms, shower room and separate wc to the first floor, low maintenance rear garden, extensive driveway parking to the front and integral garage. Sure, there's some cosmetic decoration required, but the potential's all there. Please call at the earliest opportunity to arrange your opportunity to view. PS 27/3/19 V2 epc=d





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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

Via block paved driveway to front providing off road parking leading to integral garage, wrought iron gate giving access to side and main entrance door opening into:

Porch

Main entrance door to front, double glazed windows to front and side, wood effect laminate flooring and glazed door opening into:



Reception hallway

Obscured glazed door to front porch, central heating radiator, door to side opening into garage, stairs to first floor accommodation, wood effect laminate flooring and further doors leading to kitchen and lounge diner.

Kitchen 7'6" x 13'5" (2.3 x 4.1)

Double glazed window to front, range of white wall mounted base units with roll top work surface over incorporating a stainless steel sink and drainer with mixer tap over, space and fittings for gas cooker tiled splashback and extractor over, space and plumbing for washing machine and dryer, wall mounted combination boiler, tiling to splashback areas and vinyl flooring. Obscured double glazed door to side giving access to garden.

Lounge diner 18'8" x 12'9" (5.7 x 3.9)

Two double glazed sliding patio doors to rear giving access to full width conservatory, two central heating radiators, feature decorative fire surround and hearth with inset log effect gas fire.

Conservatory 16'8" x 7'10" (5.1 x 2.4)

Double glazed windows to rear and sides incorporating double glazed sliding patio door to rear giving access to garden, tiled flooring.

First floor landing

Access to loft space via hatch, doors radiating to bedrooms, shower room and separate w.c.

Bedroom one 13'1" x 11'1" (4.0 x 3.4)

Double glazed window to rear, central heating radiator.

Bedroom two 7'2" x 13'1" to wardrobe (2.2 x 4.0 to wardrobe)

Double glazed window to rear, central heating radiator, built in double wardrobe.

Bedroom three 10'2" x 6'10" (3.1 x 2.1)

Double glazed window to front, central heating radiator.

Shower room 8'2" x 7'10" (2.5 x 2.4)

Double glazed windows to front and side, central heating radiator, shower enclosure with spa style shower over, vanity wash hand basin with mixer tap over and storage below, low level dual flush w.c., floor to ceiling tiling and non slip flooring.

Separate w.c.

Obscured glazed window to side, low level flush w.c., pedestal wash hand basin.

Integral garage 7'2" min x 16'4" max (2.2 min x 5.0 max)

Having metal up and over door to front.

Rear garden

Paved patio area with steps leading to lawned area, raised border to corner, plastic built storage shed and further storage bin 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 reserves the right to obtain electronic verification.



Whilst every effort has been made to ensure the accuracy of the floor plan, completed measurements of rooms, fixtures, fittings and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used in conjunction with the property particulars. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their condition or operation.

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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.