



Whitehall Court Wall Well Lane  
Halesowen,  
West Midlands B63 4RY

*Guide Price £85,000*

*...doing things differently*



"PERFECT FOR FIRST TIME BUYERS OR DOWNSIZERS ALIKE" This spacious ground floor one bedroom apartment benefits from close proximity to a host of local amenities and briefly comprises of initial entrance hall, double bedroom, refurbished bathroom, main reception room and kitchen with sliding patio doors onto well maintained communal rear garden with access to one allocated parking space. JC 17/7/20 V4 EPC=C



**Lex Allan Grove loves...**  
the well maintained  
communal rear garden







#### **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 slabbed frontage from pavement with access to rear from the side and step leading to obscured glazed front door into hallway.

#### **Hallway**

Central heating radiator, wood effect vinyl flooring, doors radiating to:

**Reception room 14'9" x 10'5" (4.5 x 3.2)**

Double glazed sliding patio door to rear patio, central heating radiator, power point for electric fire and t.v. aerial point.

**Kitchen 6'6" x 11'5" (2.0 x 3.5)**

Double glazed window to rear elevation, range of base units with hardwood effect roll edge work surface over, one and a half bowl composite sink and drainer with mixer tap over, space and plumbing for additional white goods.

**Bathroom 8'6" x 6'2" (2.6 x 1.9)**

Obscured double glazed window to side elevation, low level flush w.c., panelled bath with mixer shower head over, separate shower cubicle with mixer and waterfall shower head over, contemporary tiling to wall, vanity sink with built in storage cupboard beneath and stainless steel gas towel rail.

**Bedroom 10'5" x 10'5" (3.2 x 3.2)**

Double glazed window to front elevation, central heating radiator.

**Communal gardens**

Is accessed via the side or alternatively straight from the sliding patio door from reception room and has an initial slabbed patio area leading to lawned area with a further gravelled area beyond and can be used for parking and can be access via the main road.

**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 there are 64 years left on the lease with an annual ground rent of £100.00 and an annual service charge of £800.00.

**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.



**Lex Allan  
Grove**

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