



4 Linden Glade Stourbridge Road
Halesowen,
West Midlands B63 3UP

Guide Price £151,500

...doing things differently



"RETIRE IN STYLE" An extremely desirable and well sought after development. Linden Glade offers beautifully maintained communal gardens, parking spaces, secure gated entrance and warden controlled. The property briefly comprises of entrance hall with cloakroom and access to loft space, good sized light reception room, fitted kitchen, two well proportioned bedrooms and a purpose designed shower room. JC 23.9.19 V3 EPC=D







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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

Approach to the grounds via gated entrance with built in intercom system, access into maintained communal grounds, tarmac path leading to slabbed path leading to front door with established lawned borders to side, double glazed front door into:

Reception hallway

Central heating radiator, cloaks cupboard, hatch to loft space, further doors radiating to main reception room.

Reception room 11'9" x 13'9" (3.6 x 4.2)

Coving to ceiling, central heating radiator, double glazed window to rear elevation and t.v. aerial point. Door off to:

Kitchen 12'9" x 7'6" (3.9 x 2.3)

Double glazed door and windows to rear patio, central heating radiator, range of wall and base units with roll edge marble effect work surface over and contemporary splashback tiling, inset one and a half stainless steel sink and drainer, door to useful airing cupboard and pantry, additional space and plumbing for white goods.

Bedroom one 9'6" x 13'5" (2.9 x 4.1)

Double glazed window to front elevation, coving to ceiling, central heating radiator and built in storage cupboards.

Bedroom two 7'2" x 9'6" (2.2 x 2.9)

Double glazed window to front elevation, coving to ceiling, central heating radiator.

Shower room

Benefits from contemporary tiling to walls, central heating towel rail, low level flush w.c., pedestal wash hand basin, double shower cubicle with electric shower head over.

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 service charge is approximately £171.00 p.c.m. which includes the building insurance. The length of lease is 60 years from 26th June 1987.

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.

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**Lex Allan
Grove**

Lex Allan Grove Estate Agents
18 Hagley Road, Halesowen
West Midlands B63 4RG

0121 550 5400
lexallangrove.com
info@lexallangrove.com