



8 Wall Well Lane  
Halesowen,

West Midlands B63 4RY

*Offers In The Region Of £170,000*

*...doing things differently*



"THREE FLOORS, FOUR BEDS" This generously proportioned Victorian style property is situated in a convenient location within close proximity to local shops and amenities, and with a number of outstanding local schools nearby. With accommodation spread over three floors, this mid terraced town house briefly comprises entrance hall, lounge and dining room reception rooms, lovely kitchen, utility and bathroom to the first floor, two bedrooms and further family bathroom on the first floor, and two additional bedrooms to the second floor (please note that these rooms are in need of updating). The property has a good sized garden to the rear leading to a detached garage approached via Highfield Road, and benefits from gas central heating and double glazing. Viewing is essential to fully appreciate. PS 24/9/19 V3 EPC=D



**Lex Allan Grove loves...**  
the space and potential  
on offer







### 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 leading to main entrance door with small gravelled fore garden set behind dwarf brick wall, main entrance door gives access into:

### Porch area

Complete with tiled flooring and further entrance door opening into:

### Reception hallway

Entrance door to front to porch, stairs rising to first floor accommodation, central heating radiator, timber effect laminate flooring, doors leading to two reception rooms.

### Reception room one/lounge 12'9" x 14'5" (3.9 x 4.4)

Double glazed bay window to front, central heating radiator, feature cornice to ceiling.





### **Reception room two/dining room 12'9" x 11'9" (3.9 x 3.6)**

Double glazed window to rear, central heating radiator, brick feature fire surround and plinths, wood effect laminate flooring, door to rear to inner lobby.

### **Inner lobby**

Having sliding door to under stairs store cupboard/pantry complete with quarry tiled flooring, obscured double glazed door giving access to garden whilst to the rear there is a door opening to the kitchen.

### **Kitchen 8'6" x 10'5" (2.6 x 3.2)**

Double glazed window to rear, range of cream coloured wall mounted and base unit with work surface over incorporating a one and a half bowl stainless steel sink and drainer with mixer tap over, integral electric oven and four burner electric hob with extractor hood over, further integral microwave, dishwasher and under counter fridge, wall cupboard housing Worcester Bosch combination boiler, central heating radiator and door to rear to utility area.

### **Utility area 8'6" x 5'10" (2.6 x 1.8)**

Double glazed window to rear, work surface with space and plumbing below for washing machine and dryer, door off to rear to ground floor bathroom.

### **Ground floor bathroom**

Obscured double glazed window to rear, central heating radiator, white suite comprising of panelled bath, low level dual flush w.c. and pedestal wash hand basin, part tiling to walls.

### **First floor landing**

Having stairs rising to second floor accommodation, central heating radiator, doors leading off to two bedrooms and bathroom.

### **Bedroom one 12'9" x 11'9" (3.9 x 3.6)**

Double glazed window to front, central heating radiator.

### **Bedroom two 9'10" x 11'9" (3.0 x 3.6)**

Double glazed window to rear, central heating radiator, fire surround complete with inset back board.

### **Bathroom**

Obscured double glazed window to rear, central heating radiator, white suite comprising of low level close coupled w.c., panelled bath with gas powered shower over, pedestal wash

hand basin with tongue and groove wood panelling to walls and ceiling.

### **Second floor landing**

In need of some modernisation, the second floor has obscured sky light to rear, built in store cupboard, central heating radiator and doors to two further bedrooms.

### **Bedroom three 12'9" x 12'1" (3.9 x 3.7)**

Double glazed window to front, central heating radiator.

### **Bedroom four 10'2" x 6'10" (3.1 x 2.1)**

Double glazed velux sky light to rear, central heating radiator.

### **Rear garden**

Having a mixture of paved gravelled and lawned areas with fencing and brick wall to enclose leading to garage to rear.

### **Garage**

Concrete built garage accessed from Highfield Road with double wooden doors to front and window to rear.

### **Freehold 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.

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