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75 Bassnage Road
Halesowen,
West Midlands B63 4HA
Offers In Excess Of £260,000

...doing things differently



"BEAUTIFUL BUY ON BASSNAGE" A desirable Mucklow semi in a contemporary move in ready condition situated on a good sized plot with an abundance of off road parking to the front and a good sized family garden to the rear and within walking distance of good primary and secondary schools. The property briefly comprises of initial entrance hall, two reception rooms, kitchen, three well proportioned bedrooms and family bathroom. JC 31/5/19 V1 EPC=E



Lex Allan Grove loves...





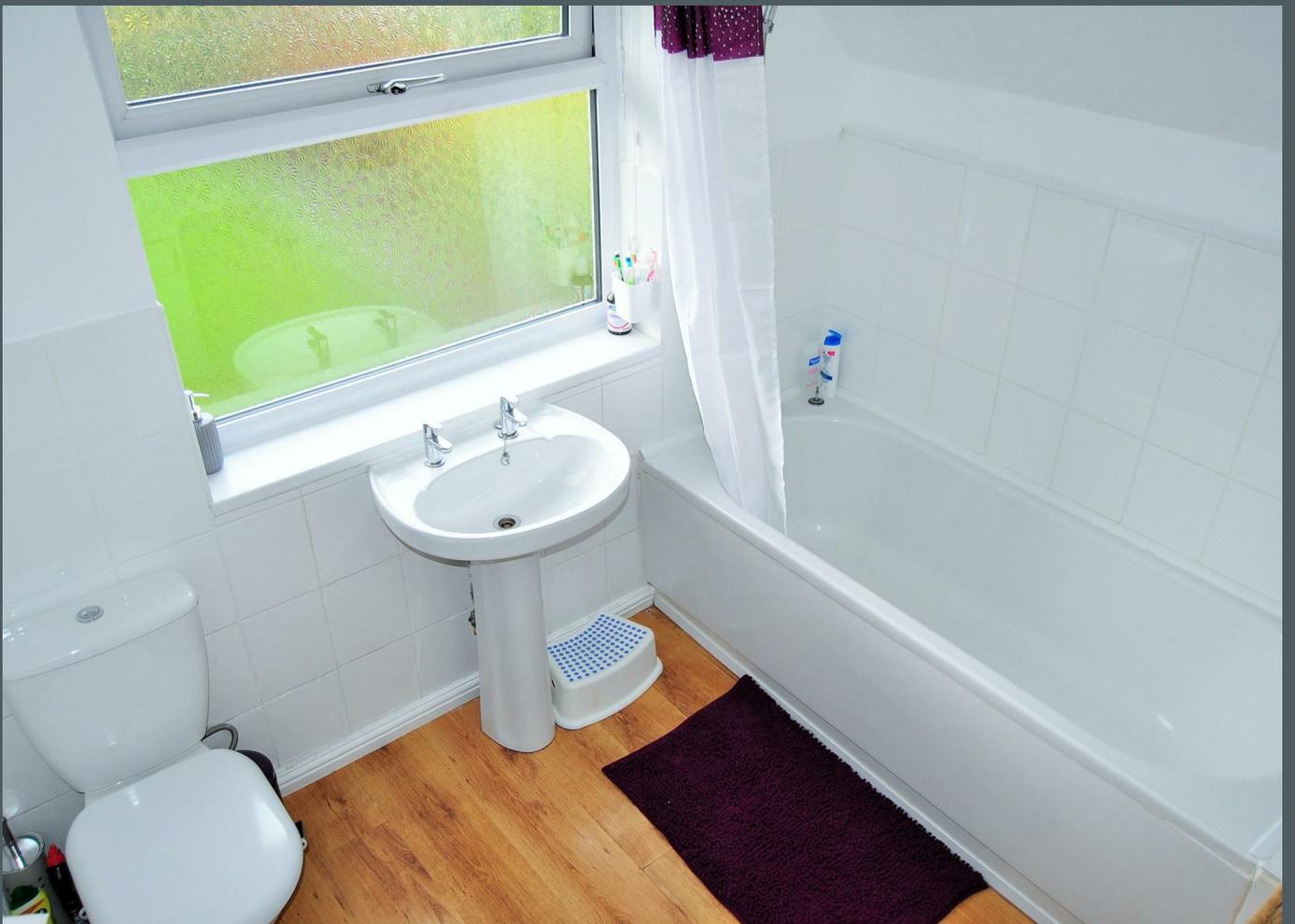
**Location**

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 primary and secondary schools. 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 driveway with lawn to side and gravelled parking area, side access to rear and garage, double glazed obscured door gaining access into:





Entrance hall

With door to storage cupboard under stairs, stairs to first floor accommodation, central heating radiator.

Reception room one 12'9" max into bay x 11'5" (3.9 max into bay x 3.5)

Double glazed bay window to front elevation, central heating radiator.

Reception room two 11'5" max x 11'1" (3.5 max x 3.4)

Double glazed doors to rear patio, central heating radiator, t.v. aerial point, electric fire with complementary mantle and hearth.

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

Double glazed windows to rear elevation, double glazed door to side access, range of hardwood effect wall and base units with roll edge marble effect work surfaces over, inset one and a half bowl stainless steel sink and drainer, space for gas Range style cooker with complementary extractor hood over, further space and plumbing for white goods.

Lean-to utility area 10'9" x 5'2" (3.3 x 1.6)

Door to rear garden, space and plumbing for further white goods.

First floor landing

Ladder gaining access to loft space being boarded and insulation, doors radiating to:

Bedroom one 13'5" x 11'5" (4.1 x 3.5)

Double glazed bay window to front elevation, central heating radiator.

Bedroom two 10'9" x 11'5" (3.3 x 3.5)

Double glazed window to rear elevation, central heating radiator.

Bedroom three 7'6" x 7'6" (2.3 x 2.3)

Double glazed window to front elevation, central heating radiator.

Rear garden

Accessed via the French doors or alternatively lean to utility area comprising of initial slabbed patio area with slope to flat lawn area with slabbed path to side and established borders leading to further lawned area beyond. This garden is extremely family friendly and would be wonderful for any young children growing up.

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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