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30 Whitefriars Drive
Halesowen,
West Midlands B63 3SY
Guide Price £170,000

...doing things differently



"CALLING ALL FIRST TIME BUYERS AND DOWNSIZERS ALIKE INTO ACTION" Perfect starter home in move in ready condition in close proximity to Halesowen Town Centre. This super two bedroom end terraced property really ticks all the boxes and briefly comprises of driveway, entrance hall, kitchen diner, lounge, two well proportioned bedrooms, family bathroom and established rear garden. JC 2/7/19 V1 EPC=C



Lex Allan Grove loves...

the move in ready condition
of this property





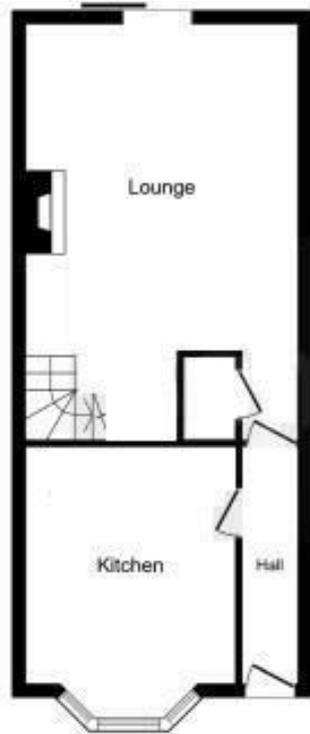


Location

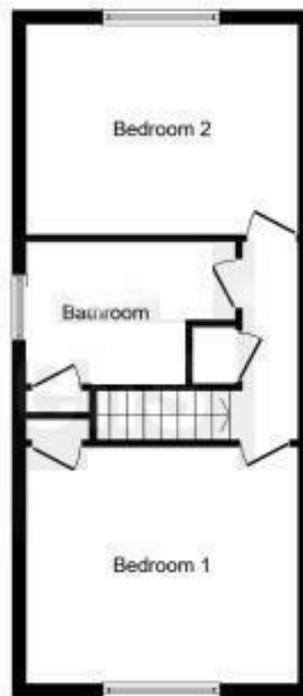
Halesowen lies approximately 7 miles from Birmingham City Centre and is just minutes away from junction 3 of the M5 motorway giving access to the greater motorway network all around the West Midlands. The History of Halesowen stems back as far as the Anglo Saxons and it was listed in the Domesday Book 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 tarmac drive leading to side access to rear and front door, low maintenance gravelled gardens and established bushes and shrubs. The front door gains access into entrance hall with central heating radiator and further doors radiating to:



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced for Connells. Powered by www.localagent.com

Kitchen 11'9" max into bay x 8'6" (3.6 max into bay x 2.6)

Double glazed bay window to front elevation, central heating radiator, range of pine effect wall and base units with complementary tiled splashback and roll edge marble effect work surface over incorporating one and a half bowl stainless steel sink and drainer with mixer tap, space for gas cooker with extractor hood over, further space and plumbing for additional white goods.

Lounge 11'9" max x 13'5" min (3.6 max x 4.1 min)

Door off to storage under stairs cupboard, central heating radiator, double glazed sliding patio door to rear patio area, , electric fire with complementary mantle and hearth, t.v. aerial point, stairs to first floor accommodation with obscured double glazed window to side elevation.

First floor landing

Having door to airing cupboard and further doors radiating to:

Bedroom one 9'6" x 12'1" (2.9 x 3.7)

Double glazed window to front elevation, central heating radiator, t.v. aerial point, useful storage cupboard over stairs.

Bedroom two 8'2" x 11'9" (2.5 x 3.6)

Double glazed window to rear elevation, central heating radiator, loft hatch.

Family bathroom

Obscured double glazed window to side elevation, panelled bath with mixer shower head over, pedestal sink and low level flush w.c., tiled floor to ceiling and door to further useful cupboard over stairs, central heating radiator.

Rear garden

Accessed via the side access or alternatively the sliding patio door and comprises of an initial slabbed patio area leading to a further lawned area with well established hedge borders leading to further hard standing area to the rear.

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.

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.

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