



58 Kenswick Drive
Halesowen,
West Midlands B63 4QY
Guide Price £249,950

...doing things differently

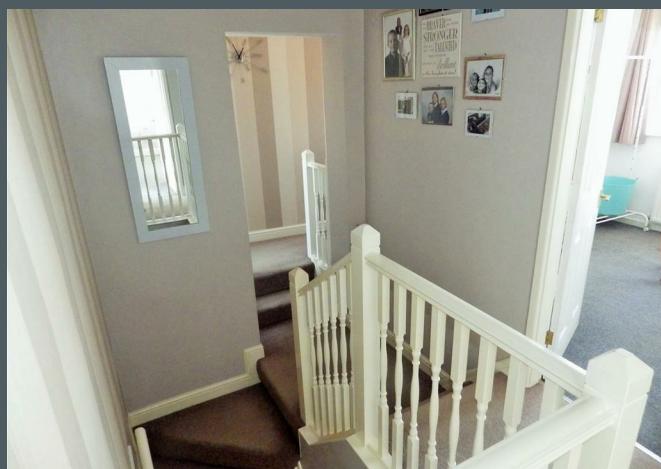


"FAB FOUR BED FAMILY HOME" Having been much extended and improved over the years this wonderful semi detached house is ideal for those needing more space. Situated at this quiet residential address within close proximity of town centre shops and amenities and with a number of good local schools nearby, this must-see house has ground floor accommodation to include reception hall, open plan lounge and dining room, kitchen and conservatory to the rear overlooking the well maintained rear garden, and a generous garage and small side extension. On the first floor, we now find two good double bedrooms, two further single bedrooms and a super house bathroom. Add a good sized driveway and foregarden, gas central heating and double glazing, and this fine family home truly needs to be seen to be appreciated. We are advised that whilst the property is currently Leasehold, it will be FREEHOLD ON COMPLETION. PS 3/7/19 V1 EPC=D



Lex Allan Grove loves...
this family friendly home







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 block paved driveway to front with slate chipped fore garden to side leading to garage and main entrance door to front with additional entrance door to side extension having radiator, built in double cupboard incorporating space and plumbing for washing machine and door opening into kitchen.

Entrance porch

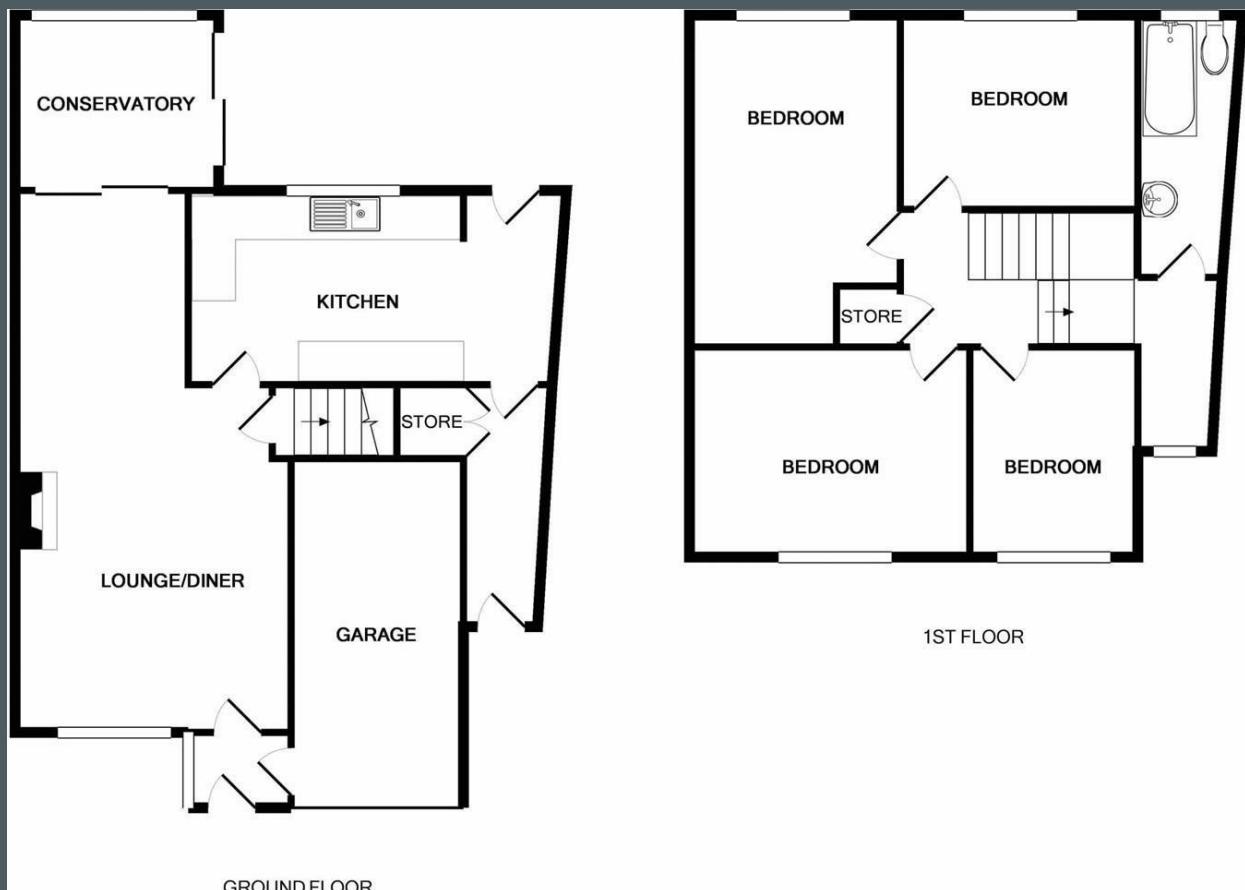
Obscured double glazed windows to front and to side incorporating entrance door, further door to side to garage and obscured glazed door opening into lounge.

Lounge 12'5" x 16'0" (3.8 x 4.9)

Double glazed window to front, central heating radiator, feature decorative fire surround and tiled hearth with inset multi fuel burner, door to kitchen to rear and to stairs to first floor accommodation, open to rear to dining room.







KENSWICK DRIVE, B63 4QY
Measurements are approximate. Not to scale. Illustrative purposes only
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Dining room 7'10" x 7'6" (2.4 x 2.3)

Central heating radiator, double glazed sliding patio door to rear conservatory.

Conservatory 8'6" x 7'10" (2.6 x 2.4)

Double glazed windows to rear and to side incorporating sliding doors to side giving access to garden, central heating radiator, wood effect laminate flooring.

Kitchen 18'4" x 6'10" (5.6 x 2.1)

Double glazed window to rear, breakfast bar seating complete with wall mounted radiator, range of wall mounted and base units with roll top work surface over incorporating sink, drainer and mixer tap over, integral electric oven and hob with stainless steel splashback and extractor hood over, further integral dishwasher and fridge freezer, obscured double glazed door to rear opening on to rear garden.

First floor landing

Access to loft space via hatch, built in store cupboard, doors leading to bedroom and bathroom.

Bedroom one 12'9" x 9'6" (3.9 x 2.9)

Double glazed window to front, central heating radiator.

Bedroom two 13'9" x 9'6" (4.2 x 2.9)

Double glazed window to rear, central heating radiator.

Bedroom three 10'9" x 7'2" (3.3 x 2.2)

Double glazed window to rear and central heating radiator.

Bedroom four 7'6" x 9'6" (2.3 x 2.9)

Double glazed window to front, central heating radiator.

House bathroom 9'10" x 4'7" (3.0 x 1.4)

Obscured double glazed window to rear, wall mounted ladder style radiator, white suite comprising of panelled bath with mixer tap and electric shower over, low level close coupled dual flush w.c., pedestal wash hand basin with mixer tap over, tiling to splashback areas and tiled flooring.

Garage 7'10" x 18'0" (2.4 x 5.5)

Metal up and over door to front, wall mounted combination boiler.

Rear garden

Decked patio area with step down to path to rear to timber built shed. The garden is laid mainly to lawn with borders housing a variety of plants and shrubs with timber fencing to enclose.

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 whilst the property is currently Leasehold, it will be FREEHOLD ON COMPLETION.

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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