



28 Glynn Crescent
Halesowen,

West Midlands B63 2PZ

Offers In Excess Of £160,000

...doing things differently



****FREEHOLD**NO UPWARDCHAIN****

"GREAT OPPORTUNITY ON GLYNN CRESCENT" Benefiting from NO UPWARD CHAIN this three bedroom semi-detached property is in a convenient location to for Cradley Hill train station, with access to good primary and secondary schools and a host of other local amenities in close proximity to the ever popular Merry Hill shopping centre, the property has further potential to adapt and extend (subject to the usual consents). The property briefly comprises of initial storm proch, main reception room, kitchen diner, separate utility area, adapted garage currently utilised as fourth bedroom, with the first floor comprising of three bedrooms and family bathroom, outside the property offers a private rear garden and off road parking to the front of the property. JC 22/10/19 V3 EPC=D









Area Guide Halesowen

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 dropped curb to driveway with parking for two cars in tandem, leading to original garage door with store area, lawn to side, further path leading to initial upvc front door giving access into storm porch with further door leading into reception room one.

Reception Room One 16'4" x 13'5" (5.0 x 4.1)

With double glazed bow window to front elevation, stairs rising to first floor accommodation, two electric wall mounted heaters, laminate flooring, aerial point, door useful storage under stairs and further door off to kitchen diner.

Kitchen Diner 13'5" x 9'10" (4.1 x 3.0)

With double glazed window to rear elevation and double glazed sliding patio doors to rear garden, range of tile effect base units with rolled edge marble effect work surface over, large inset one and a half bowl stainless steel sink and drainer with mixer tap over, integrated electric oven, four ring electric hob and further door off to utility area.

Utility Area 7'10" x 6'10" (2.4 x 2.1)

Double glazed window to rear elevation, tile effect base units with rolled edge marble effect work surface over, space and plumbing for a host of additional white goods, further door off to adapted garage/store.

Garage/Store 10'5" x 7'6" (3.2 x 2.3)

With wall mounted electric storage heater, currently used as a fourth bedroom.

First Floor Landing

Stairs give access to first floor accommodation.

Bedroom One 8'10" x 13'9" (2.7 x 4.2)

With double glazed window to front elevation.

Bedroom Two 7'2" x 3'7" (2.2 x 1.1)

With double glazed window to rear elevation.

Bedroom Three 5'10" x 8'2" (1.8 x 2.5)

With double glazed window to rear elevation.

Shower Room

With obscure double glazed window to side elevation, corner shower cubicle with electric shower head over, vanity sink with built in storage under, low level flush w.c..

Rear Garden

Accessed via the sliding patio door with steps leading down to initial slabbed patio area having further lawned area beyond and hardstanding area currently housing shed.

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

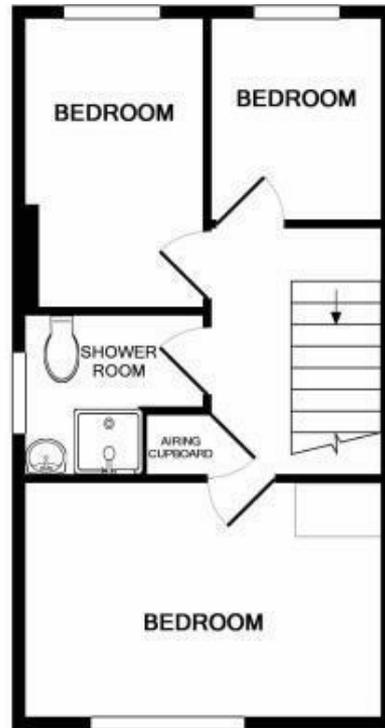
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed 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 25% 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.



GROUND FLOOR



1ST FLOOR

GLYNN CRESCENT, B63 2PZ

Measurements are approximate. Not to scale. Illustrative purposes only
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