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97 Hambleton Road
Halesowen,
West Midlands B63 1JT
Offers Based On £270,000

...doing things differently



"SUPER SEMI ON THE SQUIRRELS" Benefiting from being extended and adapted over time and creating a family orientated ground floor space with an abundance of privacy to the rear backing onto fields and woodland. The property briefly comprises of off road parking to front, entrance hall, main reception room, kitchen diner, downstairs shower room, utility, garage store, conservatory, three bedrooms and family bathroom. Viewing is highly recommended. JC 18/6/19 V1 EPC=E



Lex Allan Grove loves...
the rear outlook at the
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 block paved driveway with slate garden to side with raised block paved border leading to garage door and side access to rear and obscured double glazed door into:





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance hall

Central heating radiator, stairs to first floor accommodation and doors radiating to:

Living room 15'1" x 11'1" max 9'10" min (4.6 x 3.4 max 3.0 min)

Central heating radiator, double glazed bow window to front elevation, t.v. aerial point, coving to ceiling, further door off to:

Kitchen diner 5'2" x 10'9" (1.6 x 3.3)

Double glazed window to rear garden, double glazed French doors to rear conservatory, range of white high gloss wall and base units with roll edge marble effect work surface over, inset stainless steel sink and drainer with mixer tap over, integrated double electric oven, four ring gas hob with complementary extractor hood over, integrated fridge, central heating radiator and further door off to:

utility area 10'9" max x 7'10" max (3.3 max x 2.4 max)

With obscured double glazed door to rear garden, coving to ceiling and an abundance of space and plumbing for white goods. Door off to:

Shower room

Obscured double glazed window to side elevation, tiled floor to ceiling, low level flush w.c., hand basin and shower cubicle.

Garage 18'4" x 8'6" (5.6 x 2.6)

The garage has been divided to create office work area, central heating radiator, door to garage store with garage door to front.

First floor landing

Loft hatch with ladder and being boarded and insulated, door to useful airing cupboard housing boiler, obscured double glazed window to side elevation, further doors radiating to:

Bedroom one 13'9" max x 8'2" (4.2 max x 2.5)

Double glazed window to front elevation, central heating radiator.

Bedroom two 8'6" x 10'9" (2.6 x 3.3)

Double glazed window to rear elevation overlooking fields and woodland, central heating radiator.

Bedroom three 6'6" x 8'2" (2.0 x 2.5)

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

Rear garden

Being accessed via the side or alternatively by the utility or conservatory and comprises of an initial block paved and slabbed patio area with further lawn area beyond with established borders leading to hardstanding area at the rear

and raised decking area to the rear of the garden. The garden benefits from backing onto woodland and fields meaning the light is unencumbered and offers an abundance of privacy.

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.

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