



16 Merrivale Road  
Halesowen,

West Midlands B62 9RN

*Offers In Excess Of £305,000*

*...doing things differently*



"OCCUPYING A PROMINENT CORNER POSITION" This well proportioned three bedroom detached house has been added to and adapted over time making a beautiful family home. Comprising of initial welcoming hallway off entrance porch, good sized sitting room, dining room, fitted kitchen, separate utility, downstairs cloaks, three well proportioned bedrooms, family bathroom, private well established rear garden, double detached garage with parking to the front. JC 24/8/20 V5 EPC=D



**Lex Allan Grove loves...**  
the good sized corner  
plot







### 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 gate with slabbed steps through front garden with established fruit trees, hedges and shrubbery leading to double glazed French doors into storm porch with further obscured glazed door leading to:









### Welcoming entrance hall

With central heating radiator, solid oak wooden flooring, door to large storage cupboard under stairs and further doors radiating to:

### Living room 18'0" x 14'5" max into bay (5.5 x 4.4 max into bay)

Double glazed bay window to side elevation, further double glazed window to front elevation creating a dual light aspect, feature log burner (available via separate negotiation), t.v. aerial point, coving to ceiling, central heating radiator.

### Extended living diner 19'4" x 9'2" (5.9 x 2.8)

Double glazed French doors to rear patio, t.v. aerial point, continuation of solid oak flooring, archway off to:

### Fitted kitchen 11'9" x 8'10" (3.6 x 2.7)

Double glazed window to front elevation, range of white wall and base units with hardwood effect roll edge work surface over, complementary splashback tiling, large inset porcelain sink with feature mixer tap over, integrated electric oven, four ring gas hob, further door off to:

### Utility cloak 8'6" x 6'2" (2.6 x 1.9)

Obscured double glazed window and double glazed door to rear garden patio, low level flush w.c., central heating radiator, white wall and base units with hardwood effect roll edge work surface over, inset stainless steel hand basin with further space and plumbing for additional white goods.

### First floor landing

Dog leg staircase to first floor landing with access to loft via ladder and being boarded, double glazed window to rear elevation flooding the landing with light, further doors radiating to:



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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### Bedroom one 18'4" x 11'9" (5.6 x 3.6)

Double glazed window to front and side elevations creating dual lighting aspect, central heating radiator, t.v. aerial point, coving to ceiling, floor to ceiling fitted wardrobes with matching fitted dresser.

### Bedroom two 10'5" x 11'9" (3.2 x 3.6)

Double glazed window to front elevation, central heating radiator, t.v. aerial point and coving to ceiling, plug sockets feature usb ports in addition.

### Bedroom three 6'10" x 12'1" (2.1 x 3.7)

Double glazed window overlooking rear garden, central heating radiator.

### Family shower room 6'6" x 8'2" (2.0 x 2.5)

Obscured double glazed window to front elevation, stainless steel towel rail, low level flush w.c., vanity sink with built in storage under, shower cubicle with mixer and waterfall shower heads over.

### Rear garden

Being accessed via the front, side access by garage or alternatively via the utility or French doors from the living diner and comprises of initial gravelled area leading to slabbed path to upper level and rear gate to garage, surrounding artificial turf with established borders and hedges, separate hard standing area by gate to front access currently housing a hot tub (available via separate negotiation).

### Garage 15'1" x 20'4" (4.6 x 6.2)

Large hardstanding area in front for additional parking, the garage is alarm and has an electric roller shutter door, also featuring a mechanic pit.

### 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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### 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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