



32 Elizabeth Road
Halesowen,
West Midlands B63 4BQ
Guide Price £200,000

...doing things differently



“SUPER SEMI TICKS THE BOXES” Sat at this popular residential address, this semi detached home has been much improved in recent years and now offers fabulous “move-in ready” accommodation throughout. In brief, the property now offers a reception hall, open plan lounge diner with French doors opening to rear garden, fitted kitchen, two double bedrooms, further single bedroom and a house bathroom to the first floor. Outside, we find a lovely rear garden with patio seating area and a block paved and gravelled driveway to front offering off road parking provision for two to three cars. With gas central heating and double glazing, close proximity to both Huntingtree park and excellent local schools, this really is the ideal home for the young family. Please call the office at the earliest opportunity to arrange viewings. PS 29/8/19 V1 EPC=C



Lex Allan Grove loves...
the generous rear
garden







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 providing off road parking for numerous cars with gravelled fore garden to side, gated access leading to rear, step up to canopy porch and main entrance door opening into:





Reception hallway

Main entrance door to front, obscured double glazed window to front, central heating radiator, stairs to first floor accommodation with under stairs store cupboard, wood effect laminate flooring, doors leading to kitchen and to open plan lounge diner.

Lounge diner 11'9" max 9'10" min x 21'7" (3.6 max 3.0 min x 6.6)

Double glazed windows to front, double glazed French doors to rear giving access to decked patio and garden beyond, two central heating radiators, feature decorative fire surround and hearth with inset living flame gas fire, door to side giving access to kitchen.

Kitchen 9'2" max x 13'9" max (2.8 max x 4.2 max)

Obscured double glazed window to side and rear, additional double glazed window to side, range of cream coloured wall mounted and base units with work surface over incorporating a one and a

half bowl stainless steel sink and mixer tap over, integral electric oven and four burner hob with extractor hood over, space and plumbing for washing machine, further space for under counter fridge and freezer, central heating radiator, tiling to splashback areas and wood effect laminate flooring, double glazed door to rear giving access to garden.

First floor landing

Obscured double glazed window to side, built in store cupboard, doors radiating to bedrooms and to bathroom.

Bedroom one 11'9" max x 9'6" (3.6 max x 2.9)

Double glazed window to front, central heating radiator.

Bedroom two 10'2" max x 12'1" (3.1 max x 3.7)

Double glazed window to rear, built in store cupboard/wardrobe, central heating radiator.

Bedroom three 8'2" x 9'2" (2.5 x 2.8)

Double glazed window to rear, central heating radiator, built in store cupboard.

House bathroom 4'7" x 9'2" (1.4 x 2.8)

Obscured double glazed window to front, central heating radiator, white suite comprising of panelled bath with shower mixer tap over, pedestal wash hand basin with mixer tap over, low level close coupled dual flush w.c., floor to ceiling tiling.

Rear garden

Decked patio area and further decked seating area, gravelled play area incorporating sandpit, lawned area with gravelled steps leading to further lawned area incorporating timber built garden shed and with timber fencing to enclose.

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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