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23 Hiplands Road
Halesowen,
West Midlands B62 0AE
Offers Based On £310,000

...doing things differently



Lex Allan & Grove are proud to present a wonderful family home that ticks all the boxes in this desirable and sought after location of Lapal. The property comprises of storm porch, welcoming entrance hall with doors leading to good sized sitting room, separate dining area, kitchen with utility and w.c. off and integral access to garage, stairs to first floor landing with three bedrooms and family bathroom. JC 19/10/18 V1 EPC=D





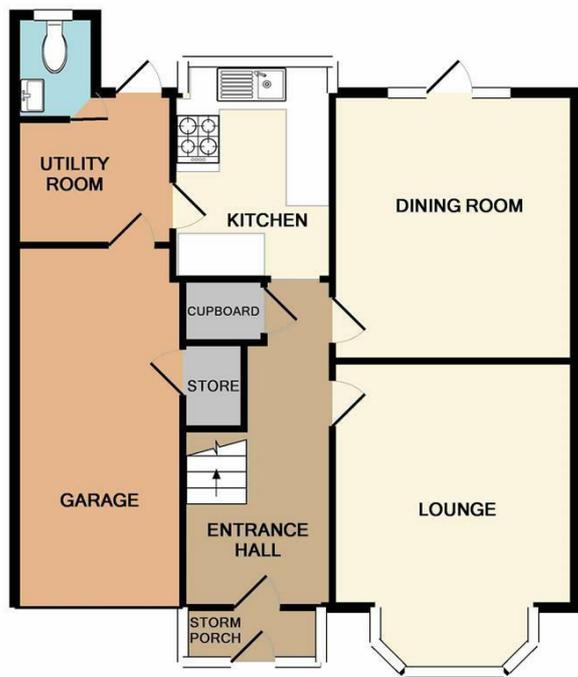


Location

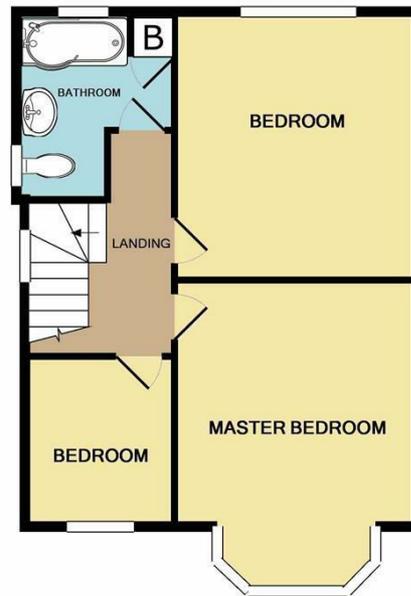
Halesowen lies approximately 7 miles from Birmingham City Centre and is just minutes away from junction 3 of the M5 motorway giving access to the greater motorway network all around the West Midlands. The History of Halesowen stems back as far as the Anglo Saxons and it was listed in the Domesday Book 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 schools foremost of which are the Earls High School and Windsor High School and Sixth Form. 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.







GROUND FLOOR



1ST FLOOR

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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Approach

Via driveway leading to garage, lawned area to side with hedged borders.

Double glazed storm porch

Leading to front door giving access to:

Welcoming reception hall

Having central heating radiator, obscured double glazed door, stairs to first floor accommodation, door to under stairs storage and doors radiating to:

Living room 4.4 max into bay x 3.4

Double glazed bay window to front, central heating radiator and aerial point.

Dining room 3.8 x 3.4

Central heating radiator, double glazed door and window to rear.

Kitchen 7'2" x 10'5" (2.2 x 3.2)

Central heating radiator, double glazed bay window to rear, range of hardwood effect wall and base units with granite effect work surfaces over, integrated electric oven, four ring gas burner, complementary splashback tiling to extractor hood, obscured double glazed door to utility.

Utility 2.1 x 2.4 max 1.7 min

Wall unit with space and plumbing for American style fridge freezer and washing machine, further doors lead to garden and downstairs w.c.

Downstairs w.c.

Having obscured double glazed window to rear, low level flush w.c. and vanity sink.

First floor landing

Giving access to:

Bedroom one 4.6 x 3.5

Central heating radiator and double glazed bay window to front.

Bedroom two 3.8 x 3.3

Central heating radiator and double glazed window to rear.

Bedroom three 2.1 x 2.4

Central heating radiator, double glazed window to front.

Family bathroom

Obscured double glazed window to rear and side, stainless steel towel rail, P shaped panelled bath with electric shower over, vanity sink and low level flush w.c.

Rear garden

Having patio area which is accessed via utility or dining room, further good sized lawned area with established borders either side.

Garage 4.9 x 2.4

With electric roller shutter door.

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

IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.

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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