



146 Chatsworth Road  
Halesowen,  
West Midlands B62 8TH

*Guide Price £220,000*

*...doing things differently*



"FANTASTIC FAMILY HOME" This three bedroom semi detached property is situated on the highly popular High Meadows development within close proximity to schools and public transport links. The property has been greatly improved over the last couple of years. To the front is driveway and parking for numerous cars leading to garage, entrance hall, lounge and dining area, fitted kitchen, conservatory. To the first floor there are three bedrooms and shower room. The property in additional has central heating and double glazing throughout and beautifully maintained gardens. Must be viewed to be fully appreciated. LA 2/9/19 V1  
EPC=D



**Lex Allan Grove loves...**  
the excellent position on  
Chatsworth Road







## 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 tarmac driveway, lawned area, access to garage to side, door leading to entrance hall.

## Entrance hall

Stairs to first floor accommodation and door leading to lounge.

## Lounge 12'1" x 11'5" max 10'9" min (3.7 x 3.5 max 3.3 min)

Double glazed window to front, t.v. point, electric fire with surround, central heating radiator.



## **Dining space 7'10" x 11'1" (2.4 x 3.4)**

Central heating radiator, double glazed door to rear.

## **Kitchen 10'9" x 6'10" (3.3 x 2.1)**

Double glazed window and door to rear elevation, central heating radiator, range of wall and base units with work surface over, stainless steel sink with drainer and mixer tap, gas hob, electric oven and extractor hood.

## **Conservatory**

Double glazed French doors and windows to rear, laminate flooring.

## **First floor landing**

Having window to side, doors radiating to:

### **Bedroom one 11'9" x 4'11" min 8'6" max (3.6 x 1.5 min 2.6 max)**

Double glazed window to rear, central heating radiator, fitted wardrobes.

### **Bedroom two 11'1" x 6'6" min 8'6" max (3.4 x 2.0 min 2.6 max)**

Double glazed window to front, central heating radiator, fitted wardrobes.

### **Bedroom three 6'2" x 8'6" (1.9 x 2.6)**

Double glazed window to rear, central heating radiator.

## **Shower room**

Double glazed obscured window to front, w.c., walk in shower cubicle, complementary tiling to walls and floor, towel radiator, sink with mixer tap over, extractor fan, cupboard.

## **Rear garden**

Having patio area with lawned area beyond with borders, pedestrian door to garage.

## **Garage 16'4" x 8'6" (5.0 x 2.6)**

Having up and over 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

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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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