



17 Compton Grove
Halesowen,
West Midlands B63 2EP
Guide Price £185,000

...doing things differently



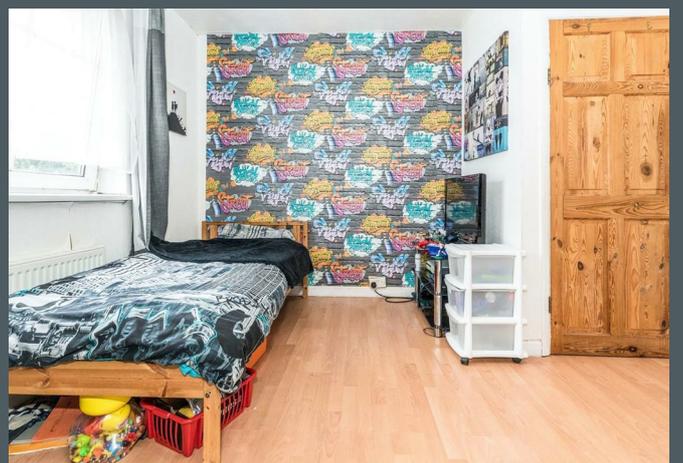
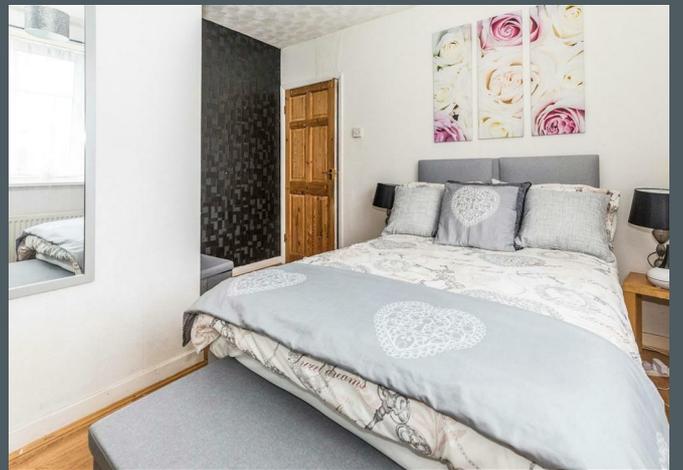
“PERFECT FOR THE LARGER FAMILY” Viewing is essential to fully appreciate this DECEPTIVELY SPACIOUS mid terraced house situated within easy reach of a host of local amenities. Set behind a gravelled foregarden being used as parking provision for a number of cars, the property comprises entrance hall, open plan lounge diner, kitchen and guest WC, all to the ground floor. On the first floor we find four double bedrooms and a house bathroom; whilst to the rear there is a generous lawned garden offering the ideal space to relax and unwind. In addition, the property also benefits from NO UPWARD CHAIN. Four bedroom family homes in this price range are in short supply, don't miss out! Please call the office to avoid disappointment. PS 11/9/19 V1 EPC=D



Lex Allan Grove loves...

the deceptively spacious
accommodation







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

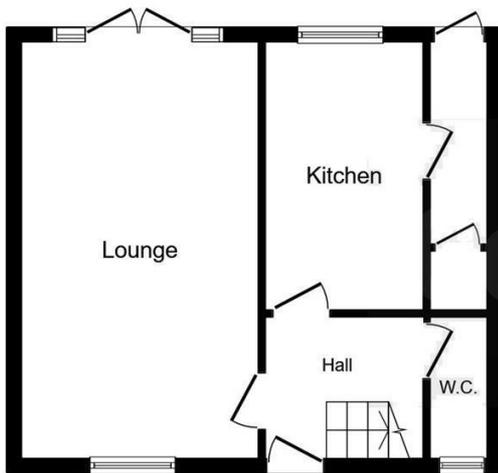
Via pathway to side leading to shared side entry and with gravelled driveway providing off road parking for numerous vehicles with step up to main entrance door opening into:

Reception hallway

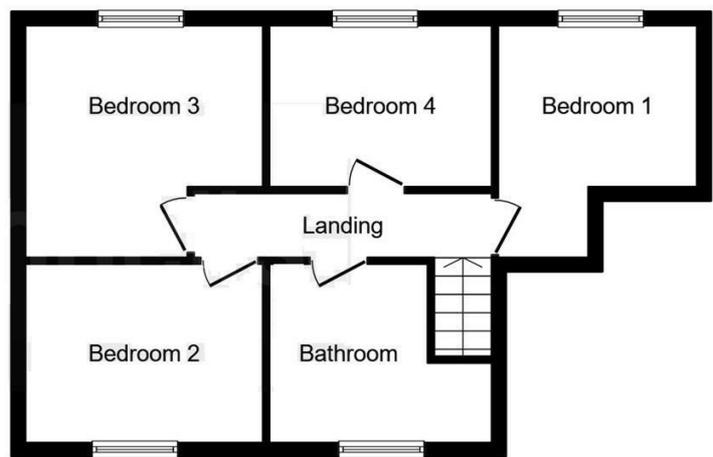
Main entrance door to front, obscured double glazed window to front, central heating radiator, wood effect laminate flooring, stairs rising to first floor accommodation with under stairs store area, doors leading to lounge, kitchen and ground floor cloaks.

Lounge diner 11'5" x 20'11" (3.5 x 6.4)

Double glazed windows to both front and rear dual aspect, two central heating radiators, feature decorative fire surround and hearth with inset living flame gas fire, timber effect laminate flooring.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Kitchen 9'6" x 11'1" (2.9 x 3.4)

Double glazed window to rear, central heating radiator, range of wall mounted and base units with roll top work surfaces over incorporating a one and a half bowl sink and drainer with mixer tap over, space and fittings for gas cooker with stainless steel splashback, space and plumbing for washing machine and dishwasher, part wood panelling to walls, built in store cupboard with obscured glazed window to side, further door to inner hall with built in store cupboard and double glazed door to rear giving access to garden.

Guest cloaks

Having obscured double glazed window to front, wall mounted ladder style radiator, low level close coupled w.c., vanity wash hand basin with mixer tap over and storage below.

First floor landing

Access to loft space via hatch, doors leading to four bedrooms and bathroom.

Bedroom one 11'9" max x 11'1" max (3.6 max x 3.4 max)

Double glazed window to rear, central heating radiator, wood effect laminate flooring.

Bedroom two 11'5" max x 11'1" max (3.5 max x 3.4 max)

Double glazed window to rear, central heating radiator, wood effect laminate flooring.

Bedroom three 11'5" x 9'6" (3.5 x 2.9)

Double glazed window to front, central heating radiator, wood effect laminate flooring.

Bedroom four 9'6" x 7'10" (2.9 x 2.4)

Double glazed window to rear, central heating radiator, further wall mounted boiler, wood effect laminate flooring.

House bathroom 6'2" x 9'2" (1.9 x 2.8)

Obscured double glazed window to front, wall mounted ladder style radiator, white suite comprising of panelled bath with shower mixer tap over, vanity wash hand basin with mixer tap over and storage below, low level close coupled w.c., shower enclosure with thermostatically controlled shower over, tiling to splashback areas and tiled flooring.

Rear garden

gated access to side leading to shared side entry, paved patio area with brick built store shed and further steps leading to garden being laid mainly to lawn with a mixture of fencing and hedging 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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