

LexAllan Grove



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20 Clancey Way
Halesowen,
West Midlands B63 3UX

Guide Price £205,000

...doing things differently

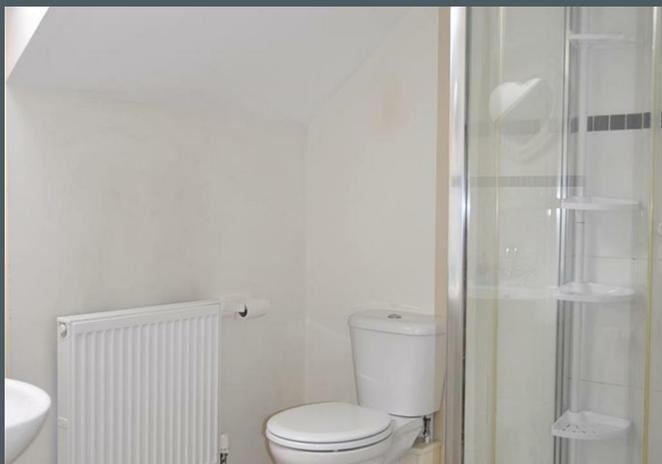


"TERRIFIC TREE TOP VIEWS" This modern four bedroom Kendrick built freehold mid terraced town house benefits from being a stones throw from Corngreaves nature Reserve and in catchment for good and outstanding primary and secondary schools and a small distance from a host of other local amenities. The property briefly comprises of entrance hall, downstairs cloaks, contemporary fitted kitchen, open plan living diner, first floor has three bedrooms and family bathroom while the second floor has a large master bedroom with fitted wardrobes and separate en-suite, private rear gardens, two allocated parking spaces and garage in addition. JC 12/9/19 V1 EPC=B



Lex Allan Grove loves...
the tree top views







Location

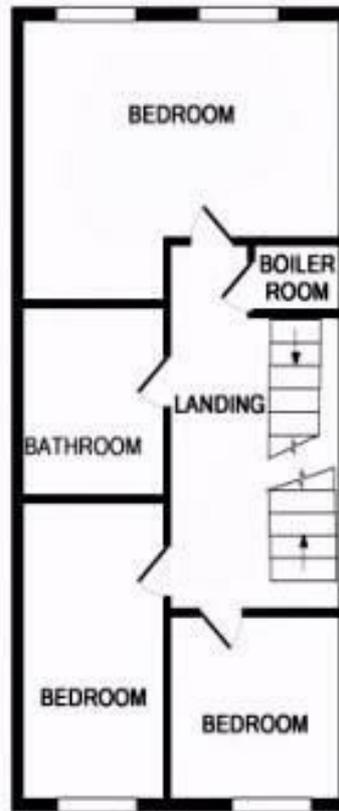
Halesowen lies approximately 7 miles from Birmingham City Centre and is just minutes away from junction 3 of the M5 motorway giving access to the greater motorway network all around the West Midlands. The History of Halesowen stems back as far as the Anglo Saxons and it was listed in the Domesday Book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







GROUND FLOOR



1ST FLOOR



2ND 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 tarmac path with grass borders and tree top views to side with slabbed steps and iron balustrade leading to front door gaining access into:

Entrance hall

With central heating radiator, stairs to first floor accommodation and doors radiating to:

Downstairs w.c.

With obscured double glazed window to front elevation, low level flush w.c., pedestal sink with complementary splashback tiling, central heating radiator.

Living area 13'5" max x 16'4" max (4.1 max x 5.0 max)

Double glazed windows and French doors to rear patio, t.v. aerial point.

Kitchen 6'2" x 11'1" (1.9 x 3.4)

Double glazed window to front elevation, range of high gloss wall and base units with roll edge marble effect work surface over, integrated electric oven with four ring gas hob and complementary extractor hood over, inset stainless steel sink and drainer and with further space and plumbing for additional white goods.

First floor landing

With door to useful airing cupboard housing water tank and doors radiating to:

Bedroom two 10'5" x 13'5" (3.2 x 4.1)

Double glazed window to rear elevation, central heating radiator.

Bedroom three 6'2" x 10'5" (1.9 x 3.2)

Double glazed window to front elevation, central heating radiator.

Bedroom four 6'6" x 6'10" (2.0 x 2.1)

Double glazed window to front elevation, central heating radiator.

Family bathroom

Part tiling to walls, panelled with, pedestal sink, low level flush w.c., central heating radiator.

Second floor landing

With door to:

Master bedroom 23'3" max x 13'5" max (7.1 max x 4.1 max)

Double glazed dormer window and velux window to either side creating dual lighting aspect, t.v. aerial point, door to double fitted wardrobe, central heating radiator, further door to en-suite.

En-suite

With double glazed velux windows to rear elevation, double walk in shower cubicle with mixer shower head over, low level flush w.c., pedestal sink, central heating radiator.

Rear garden

Being accessed via the rear access or alternatively from the French doors from the main living area and comprises of initial slabbed patio area with lawn area beyond with established borders and slabbed path to rear gate.

Garage

Being accessed via the rear gate from the garden and benefits from two allocated parking spaces in front of the garage which has an up and over door.

AGENTS NOTE:

Please be aware the property is freehold, however the road is unadopted and there is annual service charge of approximately £130.00 for the maintenance of the road and communal grounds.

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 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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Grove**

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