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67 Clent View Road
Birmingham,
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Offers In Excess Of £147,500

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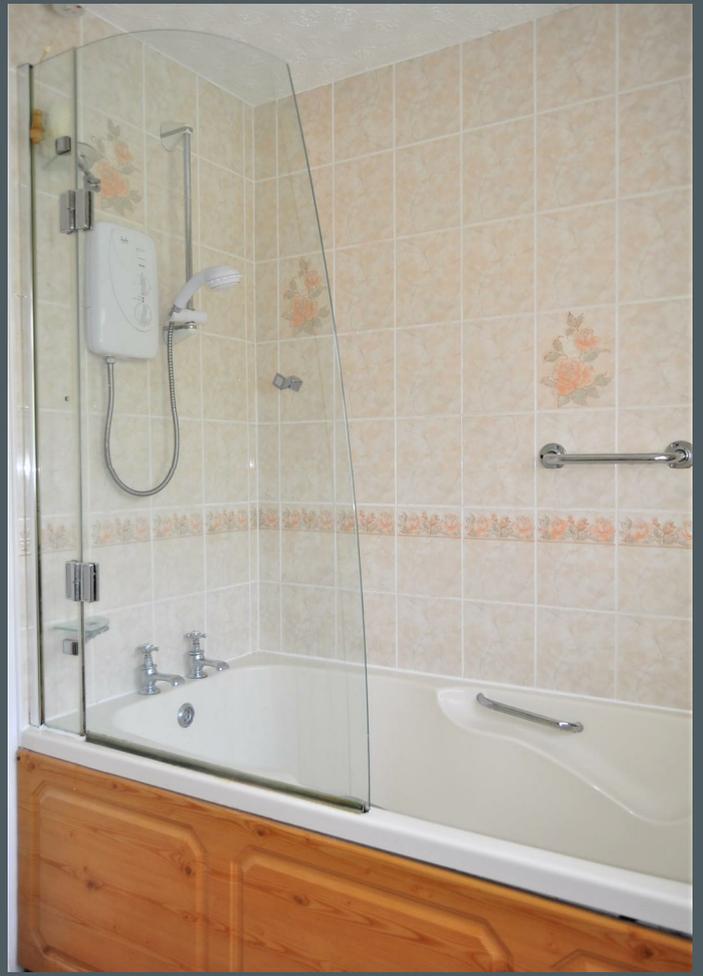
"CRACKER ON CLENT VIEW ROAD" Benefiting from NO UPWARD CHAIN and being perfect for first time buyers and growing families in catchment for good and outstanding secondary schools with motorway access and transport links. The property briefly comprises of off road parking to front, initial entrance hall, fitted kitchen, lounge diner, three well proportioned bedrooms, family bathroom, private rear garden, garage en bloc to the rear. JC 27/11/19 V3 EPC=D



Lex Allan Grove loves...
the location of the
property







Location

Quinton lies in the western suburbs of Birmingham Metropolitan Borough adjacent the suburbs of Harborne and Bartley Green and is separated from Halesowen and the rest of the Black Country by the M5 motorway. Once a small village on the outskirts of Halesowen parish it was eventually incorporated into Birmingham Borough Council in 1909. During the 1930's Quinton underwent extensive development and the area today is predominately traditional bay front semi-detached and detached houses alongside Local Authority housing built around the same time, the majority of which has been purchased by private owners over the years. It luckily escaped factory development following objections by the residents of Edgbaston.

The stunning Art Deco cinema on Hagley Road provides its most well known landmarks. Originally opened as the Danilo it has an interesting history. During WW2 it housed an anti-aircraft battery and was a base for the Home Guard. It has been a venue for live music playing host to the likes of Billy Fury and Marty Wilde today is owned by Reel and continues as a traditional Cinema. The proximity to the M5 motorway provides easy access to the greater West Midlands motorway network. It is also well served by local buses to both Birmingham and Halesowen. Birmingham City centre is a mere 15 to 20 min drive. Woodgate Valley Country Park to the south of Quinton is a 450 acre area of countryside and nature reserve through which the Bournbrook flows. Apart from ample walks the park also has an urban farm, pony trekking and a play park. Just outside of Quinton is Bartley Reservoir home to Bartley Sailing Club. The parade of shops along The Hagley Road provides an extensive selection of local shops including hairdressers, pharmacy, convenience stores, takeaways, restaurants and banks. There are two supermarkets with a Tesco on Ridgacre Road and an Asda on Hagley Road West. The traditional houses of Quinton are highly sought after with popular roads such as White Road and Ridgacre Road West a firm favourite with families. The 1970's Chichester Drive Estate is also popular for buyers looking for more affordable houses for sale in Quinton.



Approach

Via driveway with stone chipping area to side, door leading to:

Entrance hall

With stairs to first floor accommodation, central heating radiator, door to:

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

Double glazed window to front, stainless steel sink with drainer and mixer tap, plumbing for automatic washing machine, gas cooker point, integrated fridge freezer, range of wall and base units with work surfaces over, central heating radiator, door to side path, pull out larder cupboard, complementary tiling to splashback areas.

Lounge 17'4" x 15'1" (5.3 x 4.6)

Double glazed bay window to rear, t.v. point, living flame gas fire, dado rail, coving to ceiling and understairs storage cupboard.

First floor landing

Having doors radiating to:

Bedroom one 13'9" x 9'6" (4.2 x 2.9)

Double glazed window to rear, central heating radiator, fitted wardrobe with over head units and dressing table.

Bedroom two 7'10" x 12'5" into wardrobes (2.4 x 3.8 into wardrobes)

Double glazed window to front, fitted wardrobe.

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

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

Bathroom

Double glazed obscured window to front, w.c., bath with shower over, vanity sink, complementary tiling to walls and floor.

Garden

Having patio area with lawned area beyond and gate to rear and mature borders.

Garage

Garage en bloc.

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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