



16 Fulwood Avenue
Halesowen,
West Midlands B62 9SA

Guide Price £220,000

...doing things differently



“SUPER SEMI HAS NO CHAIN” Located at this well established and popular residential address, this semi detached family home must be viewed to be appreciated. The property is being offered for sale with NO UPWARD CHAIN and comprises “move-in ready” accommodation to include a porch and welcoming entrance hall, generous lounge diner, kitchen and utility to the ground floor, three bedrooms and shower room to the first floor, decent rear garden, further lawned foregarden and driveway parking to front leading to an integral garage, all within proximity to a host of local amenities to include good local schools, shops and public transport links. Please call at the earliest opportunity to arrange your opportunity to view. PS 4/10/19 V1 EPC=D



Lex Allan Grove loves...
the generous lounge
diner







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 block paved driveway to front with lawned fore garden to side leading to integral garage and to step up to door opening into porch.

Porch

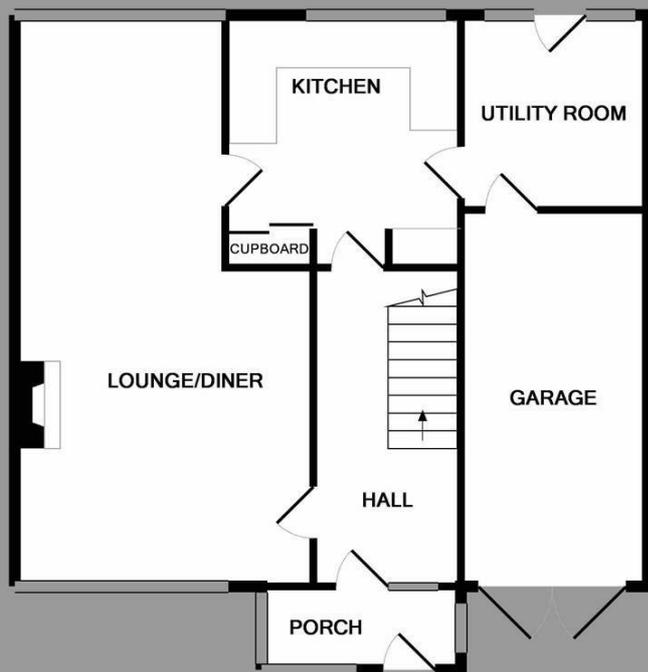
Double glazed main entrance door to front, double glazed windows to both front and sides, main entrance door opening into reception hall.

Reception hall

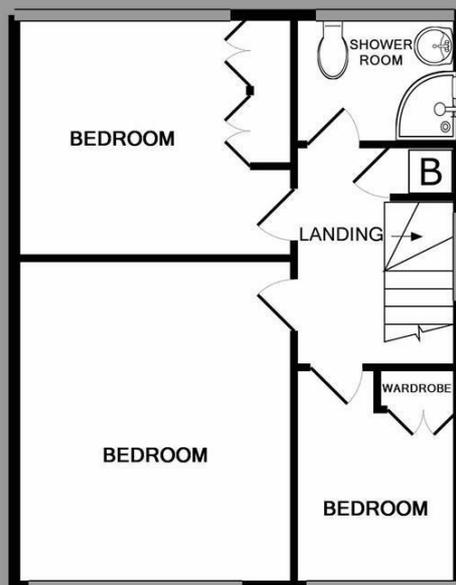
Main entrance door and obscured glazed full height window to front, stairs to first floor accommodation with under stairs store space, warm air heating vent, doors leading off to lounge diner and to kitchen.

Lounge diner 12'5" max 8'10" min x 23'11" max (3.8 max 2.7 min x 7.3 max)

Double glazed windows to front and rear dual aspect, three warm air heating vents, feature decorative fire surround and hearth with inset living flame gas fire.



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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Kitchen 9'10" x 9'10" max (3.0 x 3.0 max)

Double glazed window to rear, cupboard housing warm air heating control system, range of wall mounted and base units with roll top work surfaces over incorporating stainless steel sink, drainer and mixer tap over, integral electric double oven and grill and four burner gas hob with tiled splashback, integral dishwasher, space for fridge freezer, further tiling to splashback areas, tiled flooring, door to side to utility area.

Utility area 7'10" x 8'2" (2.4 x 2.5)

Double glazed windows and door to rear garden, fitted store cupboards, plumbing for washing machine, tiled flooring, door to front giving access to garage.

First floor landing

Double glazed window to side, airing cupboard housing wall mounted boiler, access to loft space via hatch, doors leading to bedrooms and bathroom.

Bedroom one 12'1" x 13'9" (3.7 x 4.2)

Double glazed window to front, warm air heating vent.

Bedroom two 11'9" x 9'10" (3.6 x 3.0)

Double glazed window to rear, warm air heating vent, range of fitted wardrobes.

Bedroom three 6'10" x 9'2" (2.1 x 2.8)

Double glazed window to front, built in over bulkhead wardrobe and store cupboard.

Shower room 6'10" x 5'6" (2.1 x 1.7)

Obscured double glazed window to rear, wall mounted electric towel radiator, shower enclosure with gas powered shower over, vanity wash hand basin with mixer tap over and storage below, low level w.c., floor to ceiling tiling and tiled flooring.

Rear garden

Paved patio area with garden being laid mainly to lawn, aluminium framed greenhouse to rear, borders housing a variety of plants and shrubs and timber fencing to enclose.

Integral garage 7'10" x 16'4" (2.4 x 5.0)

Having metal one and two thirds doors to front.

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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**LexAllan
Grove**

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