



19 Belbroughton Road

Halesowen,
West Midlands B63 4NB

Guide Price £240,000

...doing things differently



"BEAUTIFUL BELBROUGH ROAD" This three bedroom semi ticks all the boxes for a growing family comprising of welcoming entrance hall off storm porch, large living dining area with patio door to rear garden, kitchen and separate utility area, three bedrooms and family bathroom. JC 22/10/19 V2 EPC=D



Lex Allan Grove loves...
view from the first floor







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 schools foremost of which are the Earls High School and Windsor High School and Sixth Form. 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 and established front lawn leading to garage, side access and double glazed front door into storm porch.

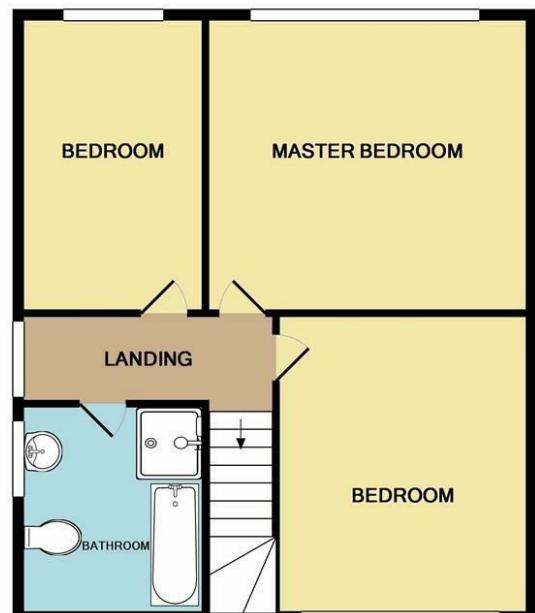
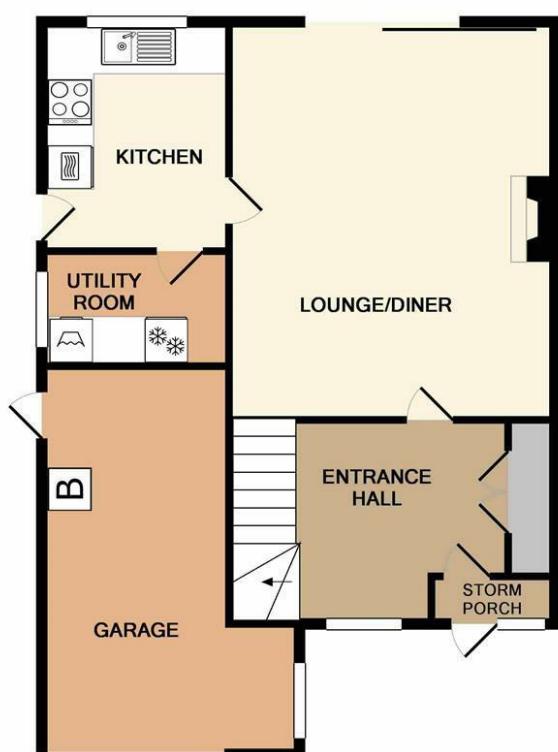
Entrance hall 14'1" x 8'2" into cupboard (4.3 x 2.5 into cupboard)

Central heating radiator, door to cloakroom, stairs to first floor accommodation and door to living diner.

Living diner 17'8" x 13'9" (5.4 x 4.2)

Double glazed sliding patio door to rear elevation, central heating radiator, wall mounted feature electric fireplace, aerial point and door to:





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 8'2" x 10'9" (2.5 x 3.3)

Double glazed window to rear elevation, obscured double glazed door to side elevation, range of wooden wall and base units with marble effect roll edge work surface over, sink and drainer with mixer tap, integrated electric oven, four ring hob, central heating radiator and door off to utility.

Utility 4'3" x 4'11" (1.3 x 1.5)

Double glazed window to side elevation, range of base units with marble effect roll edge work surface over, space and plumbing for white goods.

First floor landing

Obscured double glazed window providing a light and open landing area with doors radiating off to bedrooms and bathroom.

Bedroom one 12'9" x 13'9" (3.9 x 4.2)

Double glazed window to rear elevation, central heating radiator.

Bedroom two 12'9" x 10'9" (3.9 x 3.3)

Double glazed window to front elevation with beautiful views overlooking Client Hills, central heating radiator.

Bedroom three 7'10" x 12'1" (2.4 x 3.7)

Double glazed window to rear elevation and central heating radiator.

Family bathroom 7'10" x 8'10" (2.4 x 2.7)

Tiled floor to ceiling, obscured double glazed window to side elevation, panelled bath, separate shower cubicle with electric shower head over, pedestal sink, low level flush w.c., central heating radiator.

Garage 16'8" x 7'10" (5.1 x 2.4)

Up and over door to front and side door access, obscured glazed window to front elevation.

Rear garden

Is accessed via the side or side access from kitchen or front or alternatively from the sliding patio door from the main reception room. The garden has a patio area leading to a gradual sloped lawn area with established allotment area to the rear of the garden.

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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