



56 Thornhill Road
Halesowen,
West Midlands B63 1AA
Offers Based On £270,000

...doing things differently



"TICKS ALL THE BOXES ON THORNHILL" Benefiting from NO UPWARD CHAIN and in footfall of an abundance of local shops with wonderful front aspect views over the popular Huntingtree Park. The property has been extended and adapted and briefly comprises of initial storm porch, office, garage store, through living diner, rear conservatory, kitchen, rear vestibule, downstairs w.c., useful pantry/cold store, three bedrooms with the third bedroom being opening into the eaves space, recently renovated family bathroom and rear garden.
JC 24/10/19 V1 EPC=E



Lex Allan Grove loves...
the views from the front
elevation







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 tarmac drive with lawn and established borders to side leading to side access to rear, front door gaining access into storm porch with further double glazed door gaining access into entrance hall.

Entrance hall

Having hardwood flooring, door to storage cupboard under stairs, central heating radiator, central heating radiator, stairs to first floor accommodation and doors radiating to:

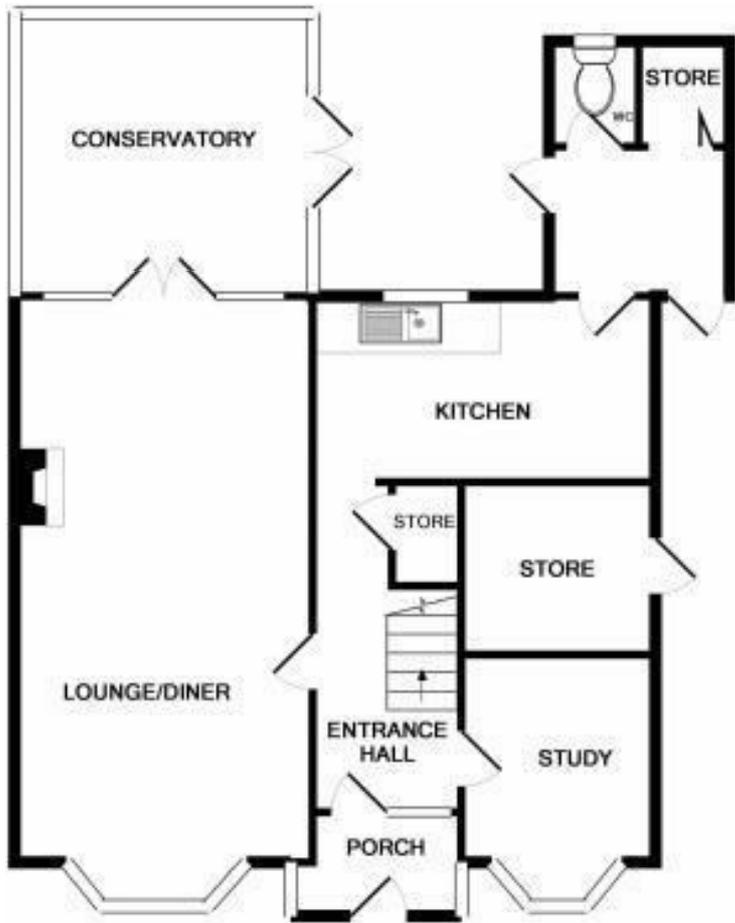
Through diner 22'3" excluding bay x 11'5" max (6.8 excluding bay x 3.5 max)

Gas fire with brick mantle and hearth surround, feature arches, double glazed bay window to front elevation, central heating radiator, door leading to:

Conservatory 12'9" x 9'6" (3.9 x 2.9)

Double glazed windows and French doors leading to rear garden.





GROUND FLOOR



1ST FLOOR

THORNHILL ROAD, HALESOWEN, B63 1AA
 Measurements are approximate. Not to scale. Illustrative purposes only.
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Kitchen 6'10" x 13'5" (2.1 x 4.1)

Double glazed window overlooking rear garden, range of wall and base units with roll edge hardwood effect work surfaces over, inset one and a half bowl stainless steel sink and drainer, Range cooker with complementary extractor hood over and complementary splashback tiling over, door leading to:

Office 6'10" x 10'5" max into bay (2.1 x 3.2 max into bay)

Double glazed bay window to front.

Store 6'6" x 7'2" (2.0 x 2.2)

Accessed via the side access.

Rear vestibule 6'6" x 5'6" (2.0 x 1.7)

Door to front driveway, further door to rear decking and door to useful pantry area and ground floor w.c.

First floor landing

Doors radiating to:

Bedroom one 13'5" x 11'5" into cupboards (4.1 x 3.5 into cupboards)

With double glazed bay window to front elevation, central heating radiator, built in storage cupboards.

Bedroom two 11'5" x 10'9" (3.5 x 3.3)

Double glazed bay window to rear elevation, central heating radiator.

Bedroom three (5'10" x 7'6") x (14'9" x 5'2") into eaves ((1.8 x 2.3) x (4.5 x 1.6) into eaves)

Double glazed window to front elevation, central heating radiator.

Family bathroom 7'10" x 7'2" (2.4 x 2.2)

Recently renovated, tiled floor to ceiling with low level flush w.c., vanity sink with built in storage under, panelled bath with mixer tap and shower head over, separate free standing curved shower cubicle with mixer and waterfall shower head over, central heating radiator.

Rear garden

Accessed via conservatory or rear vestibule comprising of initial decking area leading to lawned area with further hard standing area beyond.

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**

Lex Allan Grove Estate Agents
18 Hagley Road, Halesowen
West Midlands B63 4RG

0121 550 5400
lexallangrove.com
info@lexallangrove.com