



44 New John Street  
Halesowen,  
West Midlands B62 8HL  
Guide Price £175,000

*...doing things differently*



"THREE FLOORS, THREE BEDS" This Victorian style semi detached house has undergone a recent full programme of refurbishment and now offers spacious accommodation throughout spread over three floors. The ground floor now features two reception rooms, refitted bathroom and super rear facing kitchen extension with French doors opening to a generous garden; two double bedrooms reside on the first floor, and a newly converted loft now houses a further third double bedroom with adjoining dressing room / study and separate shower room. Outside, in addition to the relaid garden, a detached garage and driveway take care of parking needs. Internal inspection is a must to appreciate this move-in ready family home. NO UPWARD CHAIN PS 31/1/20 V2 EPC=D



**Lex Allan Grove loves...**  
the rear facing kitchen  
extension







### 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 blue brick driveway to front to main entrance door with dwarf concrete fore garden set behind brick boundary walls, block paved driveway to side leading to detached garage and to access to rear.

### Reception room one 12'5" x 13'9" max into bay (3.8 x 4.2 max into bay)

Main entrance door to front, double glazed bay window, central heating radiator, door to rear to inner lobby with door off to under stairs store cupboard and opening to rear to reception room two.

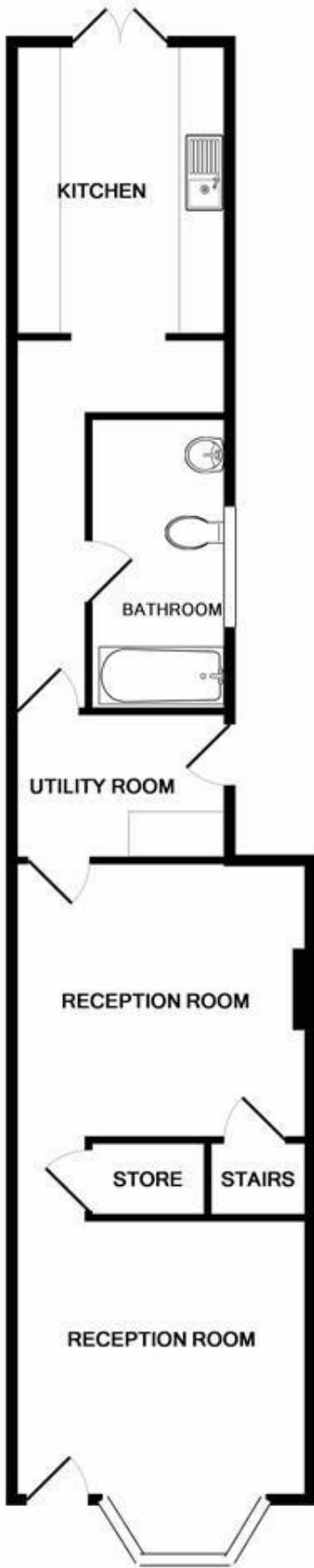
### Reception room two 12'5" x 11'9" (3.8 x 3.6)

Double glazed window to side, central heating radiator, door to stairs rising to first floor accommodation, timber effect laminate flooring, door to rear to utility.

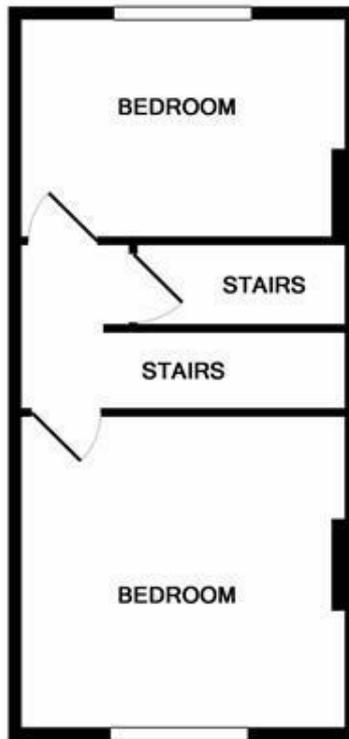
### Utility 9'6" x 5'10" (2.9 x 1.8)

Double glazed window to side, central heating radiator, wall mounted Worcester Bosch combination boiler, white high gloss work surface over with base units with work surface over with space and plumbing beneath for washing machine and dryer, wood effect laminate flooring, obscured double glazed door to side giving access to garden, door to rear to inner hallway.

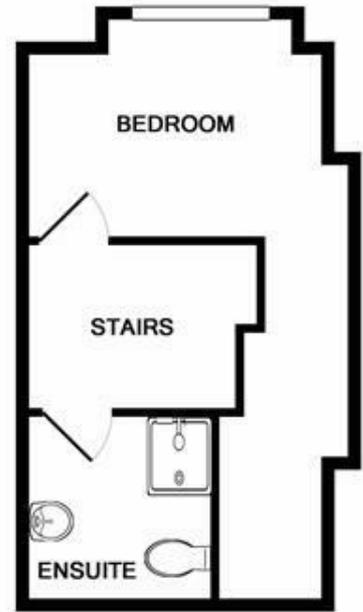




GROUND FLOOR



1ST FLOOR



2ND FLOOR

### Inner hallway

Central heating radiator, wood effect laminate flooring, door off to ground floor bathroom and opening to rear to kitchen extension.

### Ground floor bathroom 9'6" x 5'10" (2.9 x 1.8)

Obscured double glazed window to side, wall mounted ladder style towel radiator, white suite comprising panelled bath with mixer tap and gas powered shower over, low level close coupled dual flush w.c., vanity wash hand basin with mixer tap over with storage below complete with tiled splashback, further metro style tiling to splashback areas and tiled flooring.

### Kitchen extension 9'2" x 16'4" (2.8 x 5.0)

Double glazed window to side, further double glazed French doors to rear giving access to garden, range of high gloss wall mounted and base units with oak finish work surface over incorporating one and a half bowl stainless steel sink and drainer with mixer tap over, integral electric oven and four burner hob with extractor hood over and further integral dishwasher, breakfast bar seating area, metro style tiling to splashback areas, timber effect laminate flooring and central heating radiator.

### First floor landing

With door to front giving access to main bedroom, stairs rising to second floor and further door to rear to bedroom two.

### Bedroom one 12'1" x 11'9" (3.7 x 3.6)

Double glazed window to front, central heating radiator.

### Bedroom two 11'5" x 8'10" (3.5 x 2.7)

Double glazed window to rear, central heating radiator.

### Second floor landing

Doors leading off to bedroom and to shower room.

### Bedroom three 11'9" x 9'2" (excluding dressing area/study) (3.6 x 2.8 (excluding dressing area/study))

Double glazed dormer window to rear overlooking garden, central heating radiator, access to walk in dressing area/study.

### Shower room 7'2" x 7'2" (2.2 x 2.2)

Central heating radiator, shower enclosure with gas powered shower over and metro brick style tiling to splashback areas, pedestal wash hand basin with mixer tap over and tiled splashback, low level close coupled dual flush w.c., tiled flooring.

### Detached garage

Being of concrete construction with metal up and over door to front and door to side.

### Rear garden

Being laid mainly to lawn with paved patio seating area, further gravelled areas and borders laid with bark chippings. To enclose there is a mixture of brick wall and timber fencing.

### 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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