



62 Carol Crescent  
Halesowen,  
West Midlands B63 3RR

*Guide Price £230,000*

*...doing things differently*



"TRADITIONAL SEMI MUST BE VIEWED" Conveniently located within close proximity to excellent local schools, shops and the Number 9 bus route, this much loved semi detached home is being offered for sale with NO UPWARD CHAIN. Whilst a little dated, there is huge potential to create a home fit for the 21st century family to enjoy as much as the original owners. The current accommodation includes reception hall, lounge and dining room, extended kitchen, three bedrooms and house bathroom to the first floor. To the rear there is a substantial garden overlooking grassland, whilst to the front, there is a block paved driveway providing off road parking for numerous vehicles leading to a side carport and detached garage. Internal inspection is highly recommended, please call the office at the earliest opportunity to arrange your viewing. PS 31/10/19 V2 EPC=E



**Lex Allan Grove loves...**  
the super rear garden







### 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 providing off road parking for a number of vehicles with slate chipped fore garden, one and two thirds metal door opening to car port, canopy porch and main entrance door opening into reception hall.

### Reception hall

Main entrance door to front with inset obscured double glazed window, further obscured double glazed lead effect windows to flank, stairs to first floor accommodation, central heating radiator, under stairs store cupboard with obscured double glazed window to side, doors leading to two reception rooms and to kitchen.

### Reception room one 11'5" x 13'9" max into bay (3.5 x 4.2 max into bay)

Double glazed bay window to front, central heating radiator, feature decorative fire surround and hearth with inset gas fire.

### Reception room two 11'1" x 12'9" excluding bay (3.4 x 3.9 excluding bay)

Double glazed bay window to rear overlooking garden, central heating radiator.



### Extended kitchen 6'6" x 14'1" (2.0 x 4.3)

Having double glazed windows to rear and to side with further obscured double glazed window to side, range of wall mounted and base units with roll edge work surface over incorporating a stainless steel sink and drainer with mixer tap over, integral electric oven and grill, further integral four burner gas hob with tiled splashback, space and plumbing for washing machine and dryer, further tiling to splashback areas, central heating radiator and obscured double glazed door to side giving access to carport, garage and rear garden.

### First floor landing

Obscured double glazed window to side, access to loft space via hatch, doors leading to bedrooms and bathroom.

### Bedroom one 11'1" x 12'9" (3.4 x 3.9)

Double glazed window to rear overlooking gardens, central heating radiator, range of fitted wardrobes and store cupboard.

### Bedroom two 11'1" x 11'9" (3.4 x 3.6)

Double glazed window to front, central heating radiator, range of fitted wardrobes.

### Bedroom three 6'10" x 8'10" max (2.1 x 2.7 max)

Double glazed window to front, central heating radiator, built in store cupboard.

### House bathroom 6'10" x 9'10" (2.1 x 3.0)

Obscured double glazed window to rear, central heating radiator, airing cupboard housing wall mounted combination boiler, bath suite comprising of corner bath with mixer tap and electric shower over, low level close coupled w.c. and pedestal wash hand basin, floor to ceiling tiling.

### Detached garage 7'6" x 17'8" (2.3 x 5.4)

Being of brick built construction with double wooden doors to front, further wooden door to rear and obscured glazed windows to rear and side.

### Rear garden

Having paved patio area, block paved pathway with steps leading to further pathway to rear, lawned areas with beds and borders housing a variety of mature plants and shrubs with additional gravelled area to rear overlooking grazing land to rear.

### 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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