



25 Highfield Crescent
Halesowen,
West Midlands B63 2BD

Guide Price £132,300

...doing things differently



"IDEAL FIRST TIME BUY..." Perfect for the first time buyer or those wishing to downsize, this well presented mid terraced house is ideally located in a quiet residential address within close proximity to the Bernard Oakley Memorial Gardens, local shops and Number 9 bus route. The property offers "move-in ready" accommodation throughout to comprise in brief reception hall, good sized lounge, rear facing breakfast kitchen and wc to the ground floor, two double bedrooms and a house shower room to the first floor. Outside, there is a low maintenance rear garden as well as an paved hardstanding to the front suitable for two cars. Add double glazing and gas central heating throughout and they don't come much better as a starter home, please call today to avoid disappointment! PS EPC=D 06/7/20 V3



Lex Allan Grove loves...
the quiet, yet convenient
location







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 paved pathway leading to main entrance door with further paved hardstanding area providing parking space for two cars (please note there is no dropped curb).

Reception Hall

Upvc main entrance door to front, wall mounted gas central heating radiator, tiled flooring, stairs rising to first floor accommodation and door opening into lounge.

Lounge 13'9" (max) x 12'5" (4.2 (max) x 3.8)

Double glazed lead effect windows to front, wall mounted gas central heating radiator, feature decorative fire surround and hearth with inset living flame gas fire, timber effect laminate flooring, door to rear to kitchen diner.

Kitchen Diner 8'10" (min) x 11'1" (2.7 (min) x 3.4)

Double glazed window to rear, wall mounted gas central heating radiator, a range of wall mounted and base units with roll edge work surface over incorporating a stainless steel sink and drainer with mixer tap over, space and fittings for gas cooker with tiled splashback and extractor hood over, cupboard housing recently installed wall mounted combination boiler, metro brick style tiling to splash prone areas, tiled flooring, door off to pantry complete with shelving and obscured glazed window to front, further door to inner hallway.

Hallway

With store cupboard off having space and plumbing for washing machine and further doors off to ground floor w.c. and to rear.

Ground Floor W.C.

Obscured double glazed window to rear, low level w.c., tiled flooring.

First Floor Landing

Having access to loft space via hatch and doors leading off to two bedrooms and bathroom.

Bedroom One 14'1" (max) x 12'1" (4.3 (max) x 3.7)

Lead effect double glazed window to front, wall mounted gas central heating radiator, door off to walk in wardrobe/store complete with lead effect double glazed window to front.

Bedroom Two 10'5" x 11'5" (3.2 x 3.5)

Double glazed window to rear, wall mounted gas central heating radiator.

House Shower Room 6'2" x 7'10" (1.9 x 2.4)

Obscured double glazed window to rear, wall mounted gas central heating radiator, walk in shower enclosure with gas powered shower over, low level close coupled dual flush w.c., pedestal wash hand basin with mixer tap over, floor to ceiling tiling and tiled flooring.

Outside Rear

Low maintenance rear garden having paved patio area, further paved path to rear to timber built garden shed, lawned area with predominantly timber fencing to enclose to include gate to side giving access.

Freehold 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 20% 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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