



32 Toys Lane
Halesowen,
West Midlands B63 2JX
Offers Over £200,000

...doing things differently



"TRADITIONAL SEMI MUST BE SEEN..." Available to the market for the first time in over 40 years, this super semi must be viewed to be fully appreciated. Set behind an extensive block paved drive with parking for three cars, the house has a reception hall, open plan lounge diner, and kitchen to the ground floor, with an additional conservatory and guest WC to the rear; whilst to the first floor, there are two double bedrooms, further third single and a house shower room. The garden enjoys a fabulous raised deck offering far reaching views, whilst steps lead down to a generous lawned garden. Add gas central heating, double glazing and a CCTV system, and this house is "move-in ready". Please call at the earliest opportunity to arrange your viewing. PS 4/12/19 V2 EPC=F



Lex Allan Grove loves...
the generous 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 with off road parking for numerous cars set behind dwarf brick wall topped with iron railing, block paving continues to side with gated access leading to rear and step up to main entrance door opening into:

Reception hallway

Main entrance door to side, central heating radiator, wood effect laminate flooring, stairs rising to first floor accommodation with under stairs store cupboard/pantry to include obscured double glazed porthole style window to front, doors leading off to open plan lounge diner and to kitchen.

Open plan lounge diner 10'9" x 21'11" excluding bay (3.3 x 6.7 excluding bay)

Double glazed window to front to bay incorporating central heating radiator, further double glazed sliding patio door to rear conservatory, feature decorative fire surround and hearth with tiled insert and inset living flame gas fire.



Kitchen 6'6" x 7'10" (2.0 x 2.4)

Double glazed windows to side, wall mounted Baxi boiler, range of wall mounted and base unit with roll top work surface over incorporating a one and a half bowl sink and drainer with mixer tap over, space and fittings for gas cooker, further space and plumbing for washing machine, tiling to splashback areas, tiled flooring with bifold door to rear leading to conservatory.

Conservatory 17'0" max x 8'10" max (5.2 max x 2.7 max)

Double glazed windows to rear incorporating double glazed French doors to rear opening onto block paved patio and decked patio complete with inset lighting, further obscured double glazed windows to side, central heating radiator, timber effect flooring and door to ground floor w.c.

Ground floor w.c.

Having obscured double glazed window to side, low level close coupled dual flush w.c. and tiled flooring.

First floor landing

Obscured double glazed window to front, doors leading to three bedrooms and bathroom.

Bedroom one 10'5" x 12'5" max into bay (3.2 x 3.8 max into bay)

Double glazed window to front to bay incorporating central heating radiator.

Bedroom two 10'2" x 11'5" (3.1 x 3.5)

Double glazed window to rear offering far reaching views, central heating radiator.

Bedroom three 6'10" x 7'10" (2.1 x 2.4)

Double glazed window to rear again offering views towards Clee Hills, central heating radiator.

Shower room

Obscured double glazed window to side, wall mounted ladder style radiator, walk in shower enclosure with electric shower over, low level close coupled dual flush w.c., vanity wash hand basin with mixer tap over and storage below, floor to ceiling tiling and tiled flooring.

Rear garden

In addition to the block paved and decked patio areas there are steps leading down to further seating area laid with slate chippings and having built in storage below raised decking, outside electric point and further steps to lawned areas and vegetable garden beyond. There is an aluminium framed glazed greenhouse, timber built garden shed and timber fencing to enclose.

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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Grove**

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