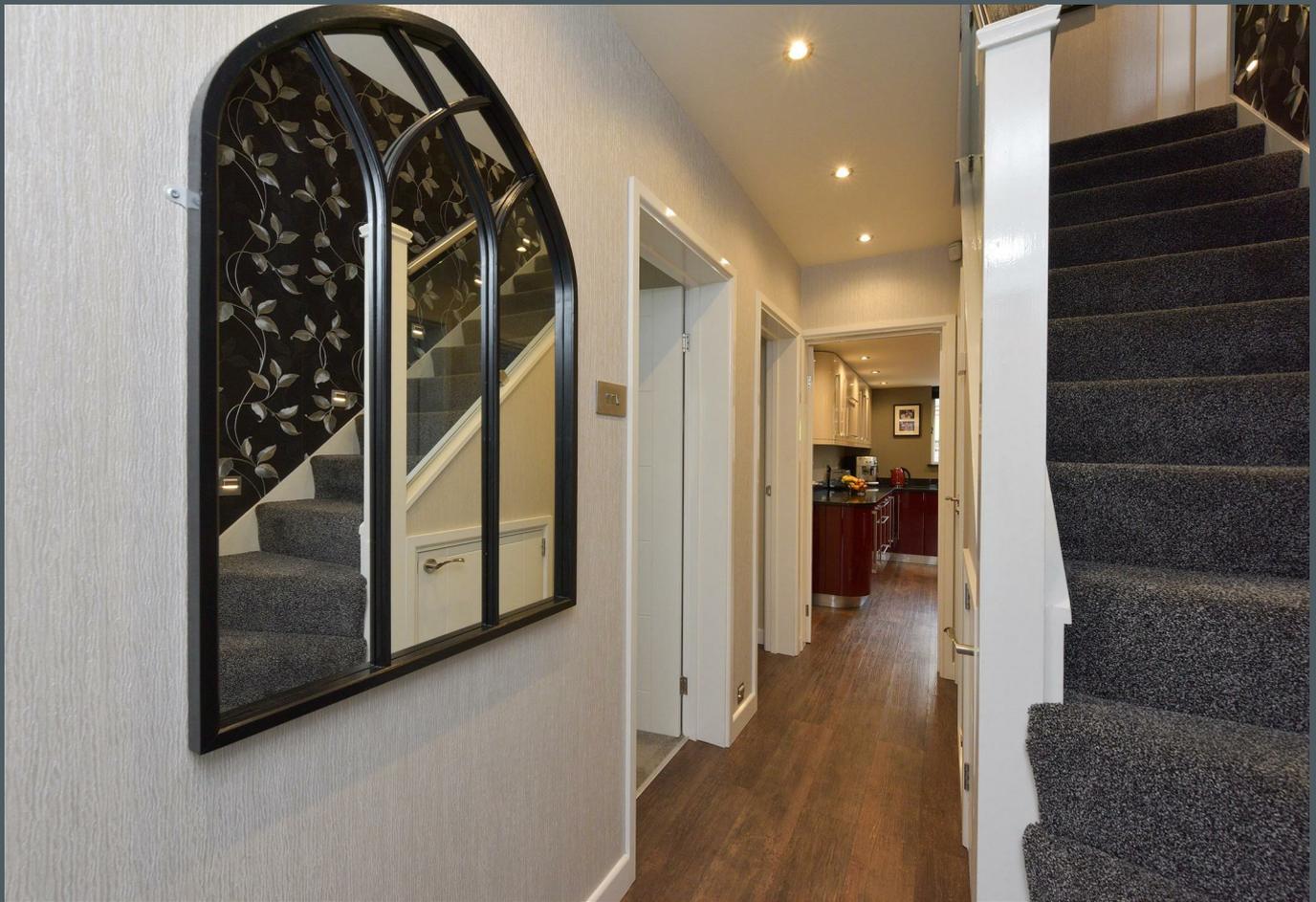




17 St. Johns Road
Halesowen,
West Midlands B63 4HL

Guide Price £340,000

...doing things differently

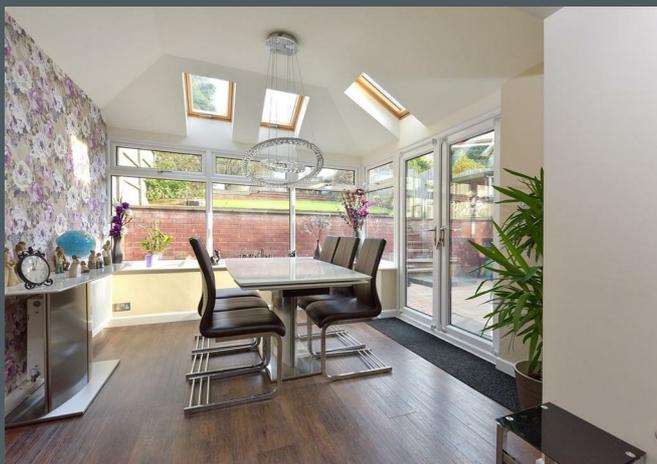


"FABULOUS FOUR/FIVE BED FAMILY HOME" Wow with a capital W! Located at this popular residential address near to Huntingtree Primary School and parks, this fabulous versatile four/five bedroom semi detached family home has to be seen to be believed. During recent times the property has been extensively EXTENDED AND IMPROVED and has been redesigned to cater for the needs of the modern family. The property now comprises a welcoming reception hall with guest cloaks off, front reception room, generous lounge and dining room extension, refitted kitchen, utility and additional covered side entry and store to the ground floor; whilst on the first floor, we find a three doubles bedrooms, two of which have their own en suite shower rooms (no arguments between the kids!), a further guest bedroom / dressing room (formerly the house bathroom), complete with shower enclosure. The second floor now houses a wonderful master bedroom with adjoining en suite bathroom. Add a generous low maintenance rear garden and parking provision to the front for at least two cars and this property cannot fail to impress. Viewing is highly recommended to fully appreciate. PS 20/11/19 V1 EPC=C



Lex Allan Grove loves...
the master bedroom and
en suite







Location

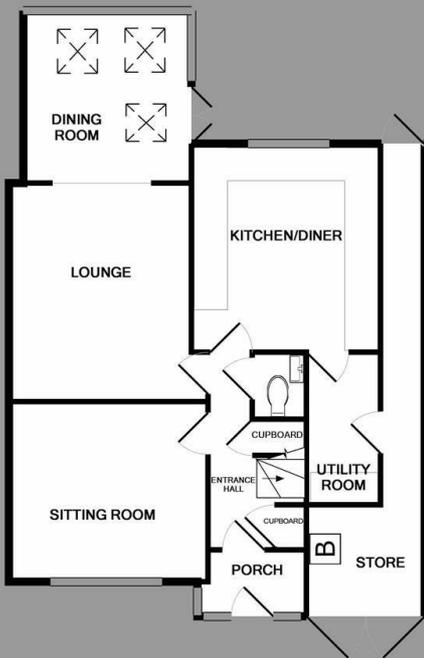
Halesowen lies approximately 7 miles from Birmingham City Centre and is just minutes away from junction 3 of the M5 motorway giving access to the greater motorway network all around the West Midlands. The History of Halesowen stems back as far as the Anglo Saxons and it was listed in the Domesday Book 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

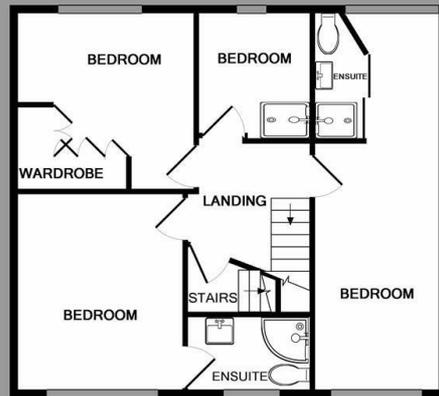
Via tarmacadam drive to front providing off road parking for a number of cars leading to metal Georgian side hinged garage door opening to store housing meters and central heating boiler, double glazed door opening into porch.



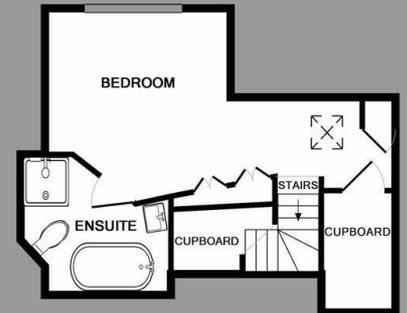




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2019

Porch

Double glazed windows to front and side, cupboard and main entrance door opening into reception hall.

Reception hall

Oak main entrance door to front, feature central heating radiator. built in cloaks/store cupboard, stairs to first floor accommodation with under stairs store cupboard, Amtico flooring and doors leading to reception rooms, kitchen and ground floor w.c.

Reception room one 11'9" x 10'9" (3.6 x 3.3)

Double glazed window to front, central heating radiator.

Reception room two 10'9" x 13'1" (3.3 x 4.0)

Upper level celestory double glazed windows to front to reception room one, central heating radiator, feature decorative fire surround and hearth with inset log burner, Amtico flooring, opening to rear to dining room extension.

Dining room extension 10'2" x 10'2" (3.1 x 3.1)

Double glazed windows to rear and to side incorporating double glazed French doors to side to rear garden, central heating radiator, timber framed velux style double glazed skylights to pitched roof.

Ground floor cloaks

Wall mounted ladder style radiator, low level close coupled dual flush w.c., vanity wash hand basin with mixer tap over and storage below, metro brick style tiling to walls and high gloss floor tiles.

Kitchen 12'1" x 12'5" (3.7 x 3.8)

Double glazed window to rear, wall mounted ladder style radiator, range of ivory and burgundy high gloss wall mounted and base units with quartz work surface over incorporating a one and a half bowl stainless steel sink and drainer incorporating waste dispenser and mixer tap over, integral electric double oven and microwave, induction hob with quartz splashback and extractor hood over, integral dishwasher, fridge freezer and pull out larder drawer, additional wall mounted central heating radiator, Amtico flooring and door to front to utility area.

Utility 4'3" x 9'2" (1.3 x 2.8)

Central heating radiator, range of wall mounted ivory high gloss units with work surface below incorporating space and plumbing for both washing machine and dryer, Amtico flooring and composite door to side to covered side entry.

First floor landing

Having door leading to stairs leading to second floor, built in light tunnel allowing natural light, doors off to three bedrooms and further bedroom/dressing room.

Bedroom two 10'2" x 13'1" (3.1 x 4.0)

Double glazed window to front, central heating radiator, door to en-suite shower room.

En-suite shower room

Obscured double glazed window to front, ladder style radiator, shower enclosure with gas powered 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 timber effect vinyl flooring.

Bedroom three 10'9" x 10'9" (3.3 x 3.3)

Double glazed window to rear, central heating radiator, range of fitted furniture to include wardrobes and store cupboards.

Bedroom four 7'2" max x 22'3" max (2.2 max x 6.8 max)

Double glazed window to both front and rear dual aspect, two central heating radiators, wood effect laminate flooring and sliding door to en-suite shower room.

En-suite shower room

Having shower enclosure with gas powered shower over, low level close coupled w.c., vanity wash hand basin with mixer tap over and storage below, floor to ceiling tiling incorporating extractor fan and timber effect vinyl flooring.

Dressing room/additional bedroom 6'10" x 7'10" (2.1 x 2.4)

Having double glazed window to rear, central heating radiator, tiled shower enclosure with electric shower over.

AGENTS NOTE: This room was formally the bathroom and plumbing is still in situ to revert back to bathroom.

Second floor master bedroom suite 12'9" max 5'6" min x 10'9" min 18'8" max (3.9 max 1.7 min x 3.3 min 5.7 max)

Having double glazed dormer style window to rear, further double glazed velux style to pitched roof, central heating radiator, three built in store cupboards, door to en-suite bathroom.

En-suite bathroom

Having stand alone clawfoot roll top bath with pillar mixer tap over complete with shower attachment, further shower enclosure with gas powered shower, low level close coupled w.c., vanity wash hand basin with mixer tap over and storage below, feature tiling to walls and vinyl flooring.

Rear garden

Low maintenance garden comprising patio area and shallow tiers laid with artificial lawn, concrete garden shed and 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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