



79 Frankley Avenue  
Halesowen,  
West Midlands B62 0DU  
Guide Price £315,000

*...doing things differently*



"FANTASTIC FAMILY HOME" This well presented and greatly improved three bedroom semi detached home is situated on this popular road being close to highly regarded schools, local amenities and transport links. The property briefly comprises of driveway, garage, entrance porch, hall, attractive lounge, superb kitchen diner, side vestibule with w.c. off, three good sized double bedrooms, family bathroom, separate w.c., front and extensive rear gardens, gas central heating and double glazing where specified. This house must be viewed to be fully appreciated. LA 6/8/20 V3 EPC=D



**Lex Allan Grove loves...**  
the spacious open plan  
kitchen diner







### 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 driveway with lawned area to side with plant and shrub borders, glass panelled doors give access into:

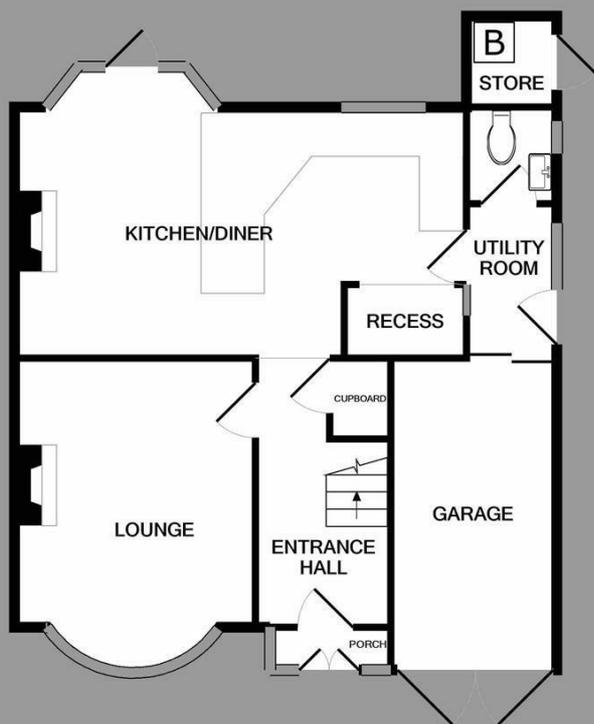
### Entrance porch

With wall light point, tiled flooring, double glazed windows to front and side, obscured glass panelled door into:

### Hall

With central heating radiator, coving to ceiling, wood effect laminate flooring, under stairs storage cupboard, archway to kitchen, obscured glass panelled door to lounge.





GROUND FLOOR



1ST 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  
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**Lounge 9'6" min 10'9" max x 12'1" (2.9 min 3.3 max x 3.7)**

Double glazed bay window to front, central heating radiator, coal effect gas fire with feature surround, coving to ceiling.

**Kitchen diner 8'2" min 11'5" max x 19'0" min 20'4" max (2.5 min 3.5 max x 5.8 min 6.2 max)**

Double glazed window to rear, obscured door to vestibule, range of wall and base units with work surface over incorporating one and a half bowl sink, drainer and mixer tap, integrated electric oven with five ring gas hob over, integrated dishwasher, inset ceiling light points, complementary tiling to walls, recess with obscured window to side.

**Dining area**

With fireplace having gas fire, central heating radiator, wood effect laminate flooring, bay with double glazed windows and double glazed door to rear garden.

**Vestibule**

With double glazed window to side and double glazed door to side, plumbing for washing machine, sliding door to garage and door to w.c.

**W.C.**

Obscured double glazed window to side, wash hand basin, low level flush w.c., central heating radiator.

**First floor landing**

Doors radiating to:

**Bedroom one 12'1" min 15'5" max into bay x 9'6" min 10'5" max (3.7 min 4.7 max into bay x 2.9 min 3.2 max)**

Double glazed bay window to front, central heating radiator.

**Bedroom two 9'6" min 10'9" max x 11'5" (2.9 min 3.3 max x 3.5)**

Central heating radiator, double glazed window to rear.

**Bedroom three 14'1" max 7'6" min x 9'6" max 7'6" min (4.3 max 2.3 min x 2.9 max 2.3 min)**

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

**Family bathroom**

Obscured double glazed window to side, built in shower cubicle with electric shower over, panelled bath with shower attachment, pedestal wash hand basin, splashback tiling to walls, heated towel rail, tiled effect laminate flooring.

**Separate w.c.**

Obscured double glazed window to rear, low level flush w.c., tiling to walls, laminate flooring.

**Extensive rear garden**

Having pathway with gated access to front, outside tap, brick built patio area with extensive lawned area beyond, pathway leading to further paved area at rear with mature plant, shrub and tree borders with timber fencing to enclose.

**Garage**

Metal door to front, housing consumer unit, electric and gas meters.

**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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