



15 Priory Road
Halesowen,

West Midlands B62 0BZ

Offers In The Region Of £300,000

...doing things differently



"FULL OF POTENTIAL ON PRIORY ROAD" Offering NO UPWARD CHAIN on an extremely popular residential address in Lapal with further potential to extend and adapt subject to the usual consents. This three bedroom semi detached briefly comprises of initial storm porch, entrance hall, two reception rooms, kitchen, separate utility room, rear vestibule, garage, three bedrooms, wet room, separate w.c. and extensive rear garden. JC 27/11/19 V1 EPC=D



Lex Allan Grove loves...
the potential to extend





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 tarmac driveway with retaining wall to front boundary and gravelled garden to side leading to garage door and initial double glazed storm porch, further door gaining access into:

Entrance hall

Having central heating radiator, stairs to first floor accommodation and doors radiating to:

Reception room one 16'0" max into bay x 11'9" (4.9 max into bay x 3.6)

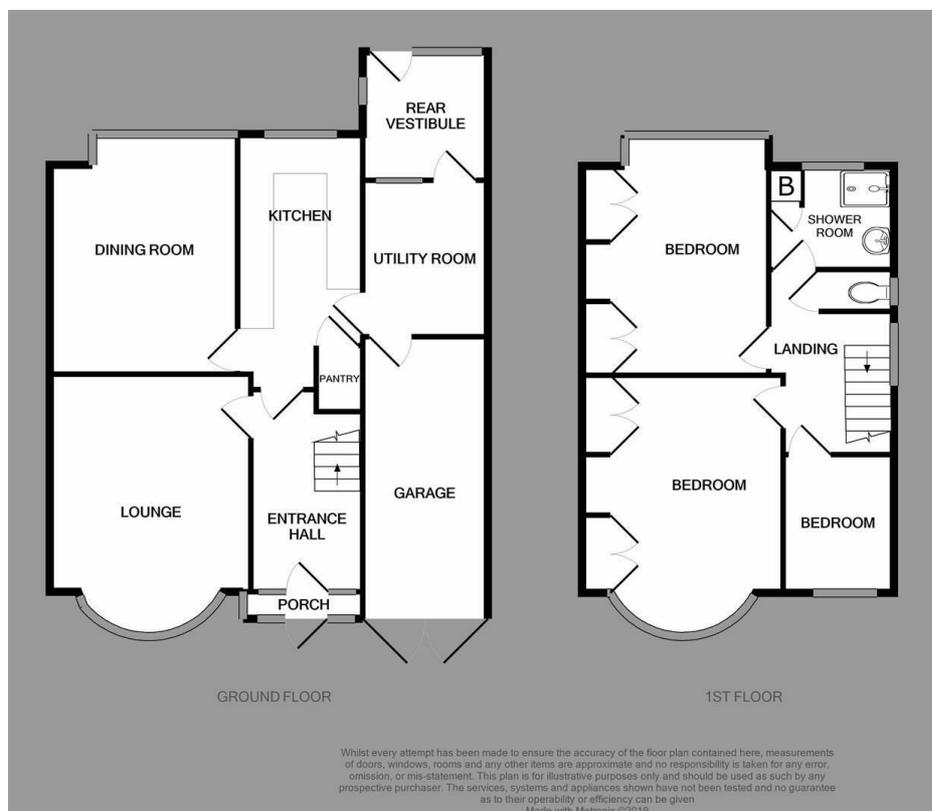
With double glazed bow bay window to front elevation, coving to ceiling, stone hearth and solid wood mantel.

Reception room two 14'9" max into bay x 10'9" max (4.5 max into bay x 3.3 max)

Double glazed bay window to rear elevation, coving to ceiling, fire with complementary mantle and hearth, t.v. aerial point, central heating radiator.

Kitchen 15'1" max x 7'2" max (4.6 max x 2.2 max)

Double glazed window to rear elevation, range of pine effect wall and base units with marble effect square edge work surface over, complementary splashback tiling, inset stainless steel sink, drainer and mixer tap, gas hob with complementary extractor hood over, integrated electric oven and grill, further space for additional white goods, door to useful storage pantry under stairs, further doors radiating to:



Utility 9'6" x 7'2" (2.9 x 2.2)

Range of base units with further space and plumbing for white goods, doors off to:

Rear vestibule 7'2" x 7'6" (2.2 x 2.3)

Central heating radiator, range of base units with inset stainless steel sink and drainer, double glazed door and window to rear elevation.

Garage 8'10" x 16'8" (2.7 x 5.1)

Garage door to front drive and integral door to utility.

First floor landing

Doors radiating to:

Bedroom one 16'8" max into bay x 11'5" (5.1 max into bay x 3.5)

Double glazed bow bay window to front elevation, central heating radiator, built in storage cupboards floor to ceiling.

Bedroom two 14'9" max x 11'1" (4.5 max x 3.4)

Double glazed bay window to rear elevation, central heating radiator, built in storage cupboard, floor to ceiling.

Bedroom three 7'6" x 8'6" (2.3 x 2.6)

Double glazed window to front elevation, central heating radiator.

Wet room

Obscured double glazed window to rear elevation, door to useful airing cupboard, tiling floor to ceiling and vinyl flooring, electric shower, floating hand basin and central heating radiator.

Separate w.c.

With obscured double glazed window to side elevation.

Rear garden

Accessed via the rear vestibule comprising of concrete hardstanding and slabbed patio area leading to lawned area beyond with gravell and chipped borders and garden with further hardstanding area to the rear and outbuilding with w.c..

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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**Lex Allan
Grove**

Lex Allan Grove Estate Agents
18 Hagley Road, Halesowen
West Midlands B63 4RG

0121 550 5400
lexallangrove.com
info@lexallangrove.com