



106 Harlech Close  
Bartley Green,  
Birmingham B32 4JS  
*Guide Price £145,000*

*...doing things differently*



“NEVER JUDGE A BOOK BY ITS COVER” Behind this unassuming exterior, there lies a deceptively spacious family home with good sized rooms throughout. Set within a quiet cul-de-sac address, this mid terraced property has block paved driveway parking to front, and accommodation to include porch, reception hall with adjoining guest wc, generous lounge and attractive kitchen diner to the ground floor; two double bedrooms, further good third single bedroom and house bathroom to the first floor. Outside, there is a low maintenance rear garden comprising decked patio area complete with brick built store shed, and steps leading up to a raised lawned section with timber fencing to enclose incorporating gated access to the rear to fields. Internal inspection is a must to fully appreciate this property, please call the office to arrange. PS 20/1/20 V1 EPC=C



**Lex Allan Grove loves...**

the deceptively spacious  
accommodation







### **Location**

Located to the south west of Birmingham City Centre, Bartley Green has a history stretching back to the Domesday Book of 1086 where it is referred to as 'Berchelai', meaning either the birch tree wood or clearing in the birch trees (from the Old English "beorc leah"). Bartley Green became more built up after the end of the Second World War, when a large building programme saw a mix of private and council housing stock being produced, with further developments adding to the housing stock in the 1960s and 1970s. There are eight primary schools located within the Bartley Green ward and High Schools to include Bartley Green School, Hillcrest and King Edwards VI Five Ways. Furthermore, Newman University is particularly renowned for its teacher training, attracting students from a large area boosting the local rental market. The area is famous locally for Bartley Reservoir, which in addition to providing drinking water, hosts a variety of water sport activities and is home to the Bartley Sailing Club. There is also wealth of wildlife housed in the 46 hectares of surrounding countryside.

### **Approach**

Via block paved driveway to front providing off road parking, main entrance door opening into porch.

### **Porch**

Double glazed main entrance door to side, obscured double glazed window to front, built in store shed, cold water tap and entrance door opening into:

### **Reception hall**

Hardwood entrance door to front to porch, central heating radiator, stairs to first floor accommodation with under stairs store area, doors off to guest cloaks, lounge and kitchen diner, further built in cloaks cupboard, timber effect flooring.

### **Ground floor cloaks**

Obscured glazed window to front, wall mounted ladder style towel radiator, low level close coupled dual flush w.c., corner pedestal wash hand basin with tiled splashback and timber effect flooring.



### Lounge 11'5" x 17'4" (3.5 x 5.3)

Double glazed window to front, central heating radiator, feature decorative fire surround and hearth.

### Kitchen diner 17'8" x 8'10" (5.4 x 2.7)

Double glazed window to rear, further double glazed sliding patio doors to rear giving access to garden, central heating radiator, range of white high gloss wall mounted and base units with work surfaces over incorporating a one and a half bowl stainless steel sink, drainer and mixer tap over, integral Hotpoint electric oven and four burner gas hob with tiled splashback and extractor hood over, space and plumbing for washing machine, integral fridge freezer, tiling to splashback areas, tiled flooring.

### First floor landing

Access to loft space via hatch, built in storage cupboards, doors leading to three bedrooms and house bathroom.

### Bedroom one 9'6" excluding door recess x 14'1" max (2.9 excluding door recess x 4.3 max)

Double glazed window to front, central heating radiator.

### Bedroom two 10'5" excluding door recess x 12'1" max (3.2 excluding door recess x 3.7 max)

Double glazed window to rear overlooking garden, central heating radiator.

### Bedroom three 7'10" x 8'10" (2.4 x 2.7)

Double glazed window to front, central heating radiator.

### House bathroom

Obscured double glazed window to rear, wall mounted ladder style towel radiator, white suite comprising of P shaped bath with mixer tap and thermostatically controlled shower over, pedestal wash hand basin with mixer tap over, low level close coupled dual flush w.c., floor to ceiling tiling and tiled flooring.

### Rear garden

Decked patio area with brick built store shed to side housing wall mounted combination boiler, steps to rear lead to tiered lawned garden with timber fencing to enclose, gated access to rear and to fields beyond.

### 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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