



80 Beecher Road  
Halesowen,  
West Midlands B63 2DW  
*Guide Price £275,000*

*...doing things differently*



"BRIMMING WITH CHARACTER" This three bedroom detached family home simply must be viewed to be fully appreciated with its gorgeous features not to mention its convenient location close to shops, local amenities and transport links. Briefly the property comprises of two reception rooms, kitchen, open rear snug space, office, cellar, three good sized bedrooms, house bathroom. To the outside there is a beautifully maintained rear garden with a good sized parking area to the rear accessed via an unadopted road with the addition of power supplied out house. NO UPWARD CHAIN. Call the office at your earliest opportunity to arrange a viewing on this family home full of charm. LA 21/2/20 V1 EPC=D



**Lex Allan Grove loves...**  
the homes traditional  
features







## 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 front garden with gravelled pathway with lawned area to side and borders with a selection of plants and shrubbery and brick retaining wall with decorative railings, gate to side leading to rear garden, step up to main entrance door opening into:

### Reception room one 12'9" x 12'1" min 15'8" max (3.9 x 3.7 min 4.8 max)

Central heating radiator, double glazed sash window to front and rear, open fireplace with period cast surround, stairs to first floor accommodation and door leading to half cellar and further door leading to:

### Office space/rear lobby

double glazed window to rear and side and tiled flooring.

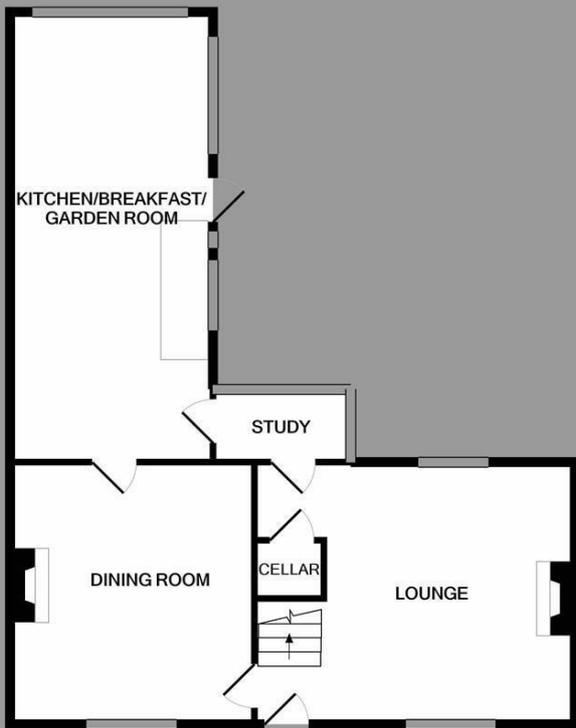
### Reception room two 11'1" min 11'9" max x 12'9" (3.4 min 3.6 max x 3.9)

Central heating radiator, double glazed sash window to front, fireplace with feature surround.

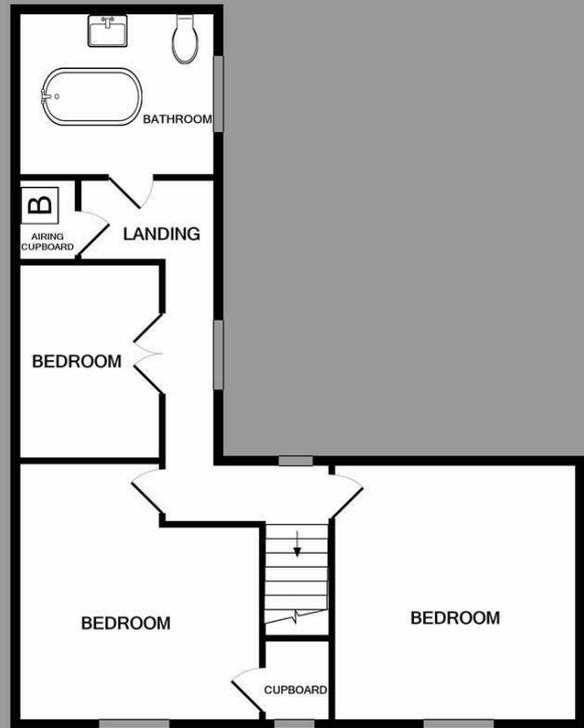








GROUND FLOOR



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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### **Kitchen 9'10" x 14'9" (3.0 x 4.5)**

Double glazed window to side, range of free standing units with work surface over incorporating sink with mixer tap, central heating radiator, stable door to side, space and plumbing for washing machine, fridge freezer.

### **Rear snug 7'10" x 9'6" (2.4 x 2.9)**

Central heating radiator, double glazed windows to rear and side.

### **First floor landing**

Single glazed window to rear, doors radiating to:

### **Bedroom one 12'9" x 11'5" min 12'5" max (3.9 x 3.5 min 3.8 max)**

Double glazed sash window to front, central heating radiator.

### **Bedroom two 10'9" x 9'6" min 12'9" max (3.3 x 2.9 min 3.9 max)**

Wooden floor boards, central heating radiator, double glazed sash window to front, built in cupboard off.

### **Bedroom three 9'10" x 6'6" (3.0 x 2.0)**

Central heating radiator, wooden boarded flooring.

### **Rear landing**

Central heating radiator, double glazed window to side, wooden boarded flooring and airing cupboard off housing combination boiler.

### **House bathroom 9'6" x 7'6" (2.9 x 2.3)**

Freestanding bath with mixer tap and thermostatic rainfall shower over, sink, high level feature w.c., wooden boarded flooring, central heating radiator, double glazed window to side.

### **Rear garden**

Gravelled pathway with two lawned areas to side, one housing paved seating space, various borders to surround being bark chipped, log store, shrubs, plants and timber fencing to enclose.

### **Parking**

Good sized parking space to the rear for numerous vehicles and being accessed via an unadopted road.

### **Outhouse**

There is an outhouse to the rear with an electrical supply.

### **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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