Lex Allan Grove

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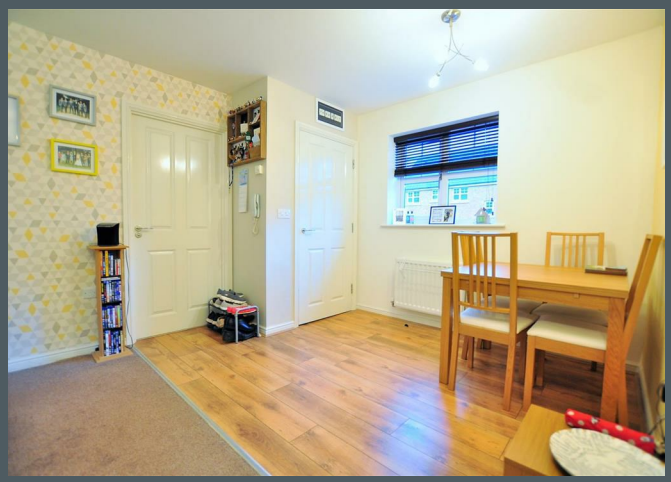
5 Dudley Road
Halesowen,
West Midlands B63 3LJ

Guide Price £117,500

...doing things differently

"FANTASTIC FIRST TIME BUY" This two bedroom coach house style apartment is conveniently located within close proximity to Halesowen Town Centre and local amenities on this modern development set back off the Dudley Road. With beautiful views overlooking the woodland and River Stour to the rear. Briefly comprising of communal entrance hallway leading to entrance vestibule, spacious open plan lounge diner, kitchen, two bedrooms, house bathroom and en-suite, high quality fixtures and fittings throughout, gas central heating and double glazing. This property must be viewed to be fully appreciated. Leasehold. LA 13/3/20 V1 EPC=C

Lex Allan Grove loves...
the spacious open plan lounge 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
The property is approached via pathway leading to door giving access into communal hallway with stairs to communal landing with private entrance door giving access into:

Entrance vestibule
With further door into:

Open plan lounge diner 15'8" max 8'6" min x 19'0" (4.8 max 2.6 min x 5.8)
Double glazed windows to front and rear, central heating radiator.

Kitchen 8'10" x 8'2" (2.7 x 2.5)
Double glazed window to rear overlooking woodland, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob, electric oven, space and plumbing for washing machine, tiling to splashbacks and central heating boiler.

Bedroom one 9'10" x 13'5" (3.0 x 4.1)
Double glazed window to front, central heating radiator.

En-suite
Having tiled flooring, low level w.c., central heating radiator, wash hand basin with mixer tap, shower enclosure with electric shower over, tiling to splashbacks and extractor fan.

Bedroom two 9'6" x 8'10" (2.9 x 2.7)
Double glazed window to rear, central heating radiator.

Bathroom
Tiled flooring, white suite comprising of bath with mixer tap over, wash hand basin with mixer tap, low level w.c., central heating radiator, tiling to splashbacks and extractor fan.

Tenure
Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the lease has 86 years remaining. There is a ground rent and service charge of £76.56 p.c.m.

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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Lex Allan Grove

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

0121 550 5400
lexallangrove.com
info@lexallangrove.com