



36 Cavendish Road
Halesowen,
West Midlands B62 0DD

Guide Price £335,000

...doing things differently



CRACKING BUY ON CAVENDISH ROAD. This extended three bedroom semi detached family home makes for an ideal buy for those looking for spacious high quality accommodation in a highly sought after location. The property comprises of good sized driveway to front giving access to garage, porch, entrance hall, lounge, dining room, kitchen, conservatory and utility room, further to this there are three good sized bedrooms, house bathroom, shower room and extensive and beautifully maintained rear garden. LA 25/7/20 V1 EPC=D



Lex Allan Grove loves...
the good sized 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

Via tarmac driveway offering parking for numerous cars with gravelled bedding and various shrubs and plants, access to garage, step up into:

Porch

With tiled flooring, double glazed window and door.

Entrance hall

With central heating radiator, double glazed window and door to front, stairs rising to first floor accommodation, cupboard off.











Dining room 11'9" x 10'5" (3.6 x 3.2)

Central heating radiator, double glazed bay window to front.

Lounge 10'9" max 9'6" min x 15'5" (3.3 max 2.9 min x 4.7)

Double glazed window and door to rear, central heating radiator, gas fire with feature surround.

Kitchen 6'10" x 9'6" (2.1 x 2.9)

Central heating radiator, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, double oven, tiling to splashbacks, space and plumbing for washing machine.

Conservatory 9'6" x 8'6" (2.9 x 2.6)

Double glazed windows and door.

Utility

With tiled flooring, splashbacks, central heating radiator, range of wall and base units with work surface over, skylight, double glazed door to side, space and plumbing for washing machine.

Shower room

With tiled floor and walls, low level w.c., central heating radiator, double glazed window to rear and side, shower enclosure with electric shower over, sink with storage below,

First floor landing

Double glazed window to side, doors radiating to:

Bedroom one 11'1" max 8'2" min x 11'1" (3.4 max 2.5 min x 3.4)

Central heating radiator, double glazed bay window to front, built in wardrobes.

Bedroom two 12'9" x 9'2" (3.9 x 2.8)

Double glazed window to rear, central heating radiator.

Bedroom three 6'10" x 7'6" (2.1 x 2.3)

Central heating radiator, double glazed window to front.

House bathroom

With central heating radiator, bath with mixer tap over and shower, electric heater, double glazed window to rear and side, wash hand basin with mixer tap over and storage below, low level w.c.

Rear garden

With slabbed patio area, lawn with slabbed border and bedding housing various plants and shrubs, gravelled area and all with timber fencing to enclose.

Garage 15'8" x 7'6" (4.8 x 2.3)

With metal up and over door to front.

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 Grove 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