Lex Allan Grove

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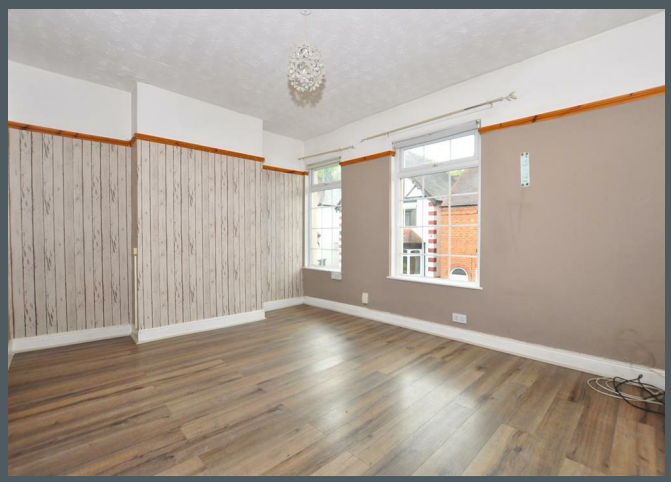
33 Banners Street
Halesowen,
West Midlands B63 2SL

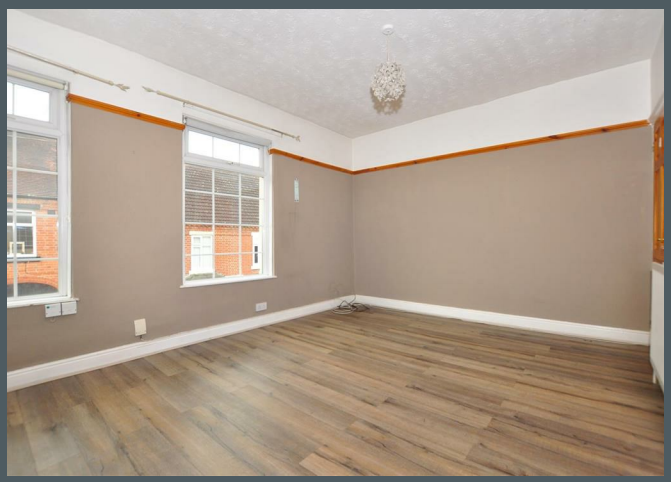
Guide Price £140,000

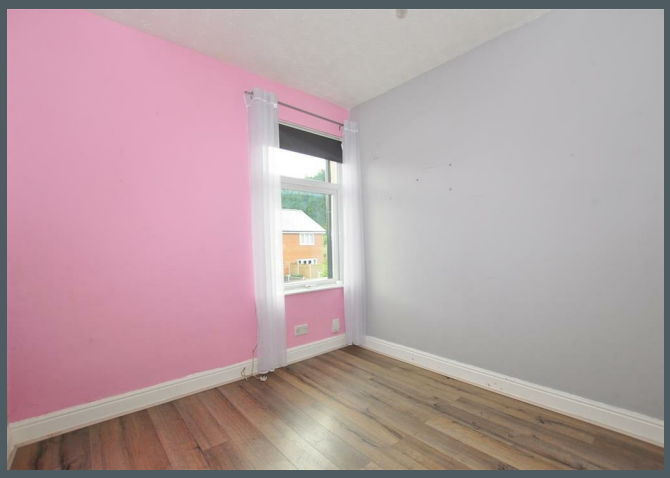
...doing things differently

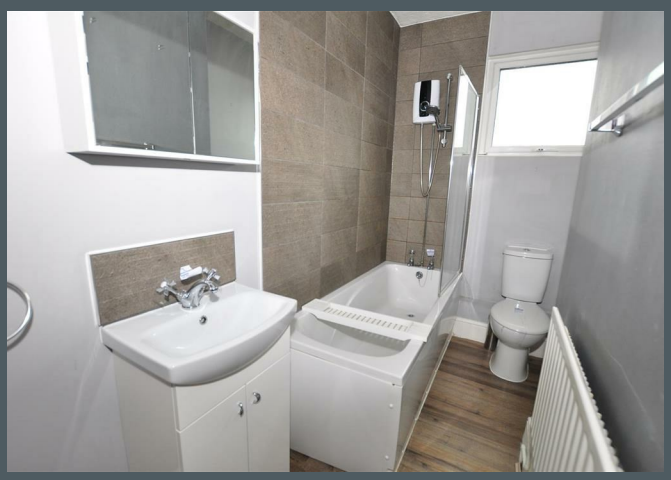
SUPER STARTER HOME WITH NO UPWARD CHAIN. This two bedroom terraced with move in ready accommodation makes for an ideal first time buy or investment. The property comprises of lounge, spacious kitchen, two bedrooms, house bathroom and low maintenance rear garden. Contact the office at your earliest opportunity to arrange your viewing. LA 21/5/21 V1 EPC=D

Lex Allan Grove loves...
the attractive lounge









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 street parking leading to fore garden stepping up to:

Lounge 6'6",29'6" min 10'9" max x 10'9" (2,9 min 3.3 max x 3.3)
Double glazed window to front, central heating radiator.

Kitchen 12'1" x 9'6" min 10'9" max (3.7 x 2.9 min 3.3 max)
With range of wall and base units with work surfaces over incorporating sink with mixer tap, free standing gas oven and hob with extractor hood over, space and plumbing for washing machine, double glazed window and door to rear, central heating radiator, tiling to splashbacks, cupboard off.

First floor landing
Access to loft space and doors radiating to:

Bedroom one 11'1" x 13'1" min 14'1" max (3.4 x 4.0 min 4.3 max)
Double glazed window to front, central heating radiator.

Bedroom two 9'2" x 8'6" (2.8 x 2.6)
Central heating radiator, double glazed window to rear.

House bathroom
With wash hand basin having mixer tap over and storage below, bath with electric shower over, low level w.c., double glazed window to rear, central heating radiator, cupboard off, tiling to splashbacks.

Rear garden
With gravelled area stepping up to decking, side gate leading to passageway and all with fencing to enclose.

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.

IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.

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