



96 New John Street
Halesowen,
West Midlands B62 8HH

Offers In The Region Of £210,000

...doing things differently



Being situated in this convenient location and offering no upward chain a great opportunity to purchase a three bedroom semi detached property having driveway and accommodation comprising entrance hall, kitchen with integrated oven and hob, lounge, conservatory, three bedrooms, first floor bathroom, loft space, good sized rear garden, gas central heating and double glazing where specified. Viewing is highly recommended. JE V5 26/2/2024 EPC=C





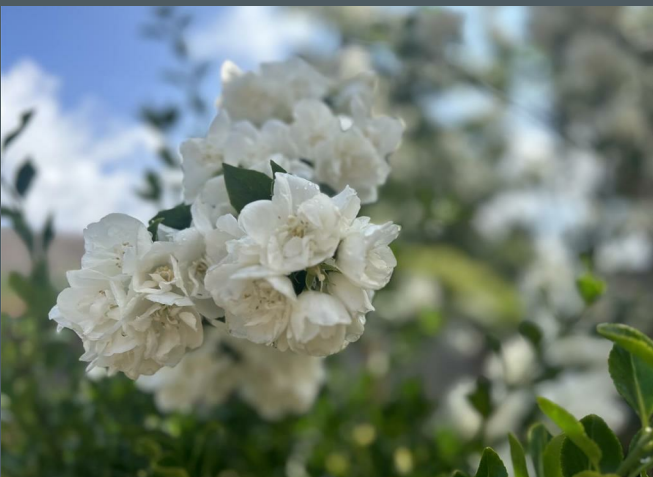


Location

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, 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. New John Street is within walking distance of Blackheath train station giving easy access to Birmingham city centre and beyond. Blackheath town centre offers an array of local shops including Sainsbury's and excellent public transport links.

Approach

Via slabbed driveway, side passage giving access to front door and side gate to rear garden, double glazing sliding door to:





Porch

With glazed panelled door having matching side frame leading to:

Entrance hall

Central heating radiator, stairs to first floor accommodation, doors leading to under stairs storage cupboard, lounge and kitchen.

Lounge 15'8" x 12'9" max 11'9" min (4.8 x 3.9 max 3.6 min)

Double glazed window to front, central heating radiator, feature gas fireplace with marble hearth, fireplace and surround.

Kitchen 8'2" x 12'5" (2.5 x 3.8)

Spotlights to ceiling, central heating radiator, glazed panelled door leading to conservatory, range of matching wall and base units, roll top work surfaces, tiled splashbacks, integrated four ring electric hob with stainless steel chimney

extractor hood, integrated cooker, stainless steel sink with drainer and mixer tap, space for fridge, freezer and washing machine, door leading to pantry.

Conservatory 13'1" x 4'11" (4.0 x 1.5)

Double glazed door to rear and double glazed windows to rear, base units, space for washer dryer.

First floor landing

Central heating radiator, access to loft room, storage cupboard housing boiler.

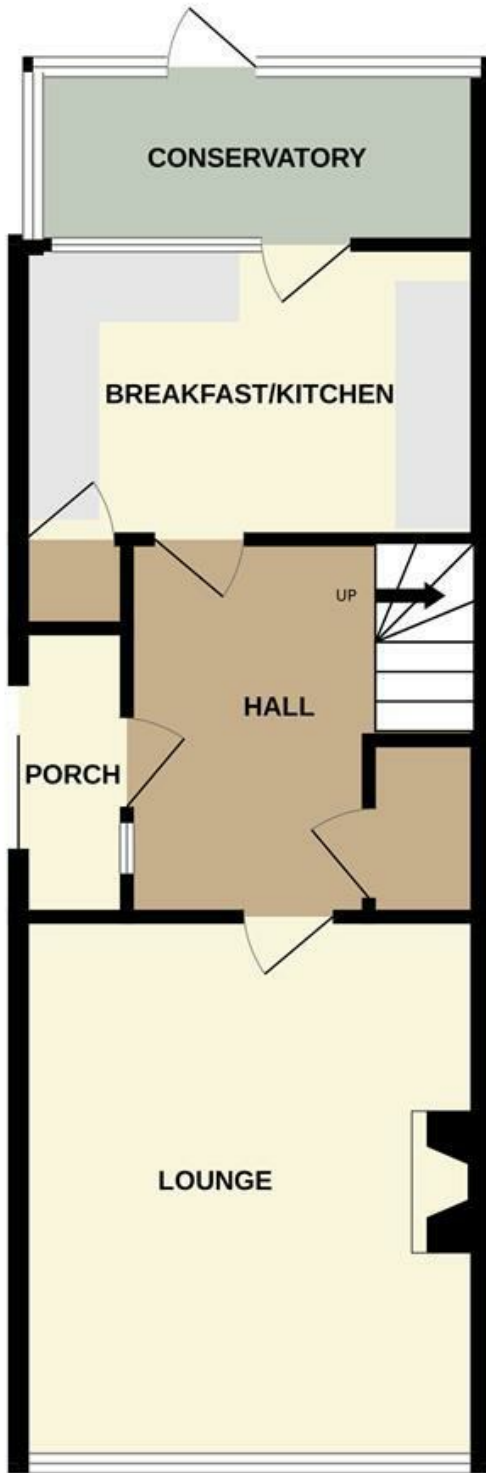
Bedroom one 11'5" including wardrobes x 12'9" max 12'5" min (3.5 including wardrobes x 3.9 max 3.8 min)

Double glazed window to front, central heating radiator, fitted wardrobes.

Bedroom two 12'9" x 8'2" (3.9 x 2.5)

Double glazed window to rear, central heating radiator.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Bedroom three 7'10" x 6'6" (2.4 x 2.0)

Double glazed window to side, central heating radiator.

Bathroom

Double glazed obscured window to side, central heating radiator, part tiled walls, panelled bath with shower over, shower screen, shelved storage space, vanity wash hand basin with mixer tap, low level flush w.c.

Loft room 13'9" max 10'2" min x 10'5" (4.2 max 3.1 min x 3.2)

Double glazed window to side, lighting, electric sockets, two storage cupboards.

Rear garden

Slabbed patio area, lawn, planted beds and mature shrubbery, gate to rear and side both giving access 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.

Council Tax Banding

Tax Band is B

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 do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan 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. 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 or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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