



48 Cobham Road
Halesowen,
West Midlands B63 3JZ
Guide Price £235,000

...doing things differently



OFFERED FOR SALE WITH NO ONWARD CHAIN. Ideally placed for the centre of Halesowen and with close proximity to good local schools, local amenities. and good transport links. This well proportioned three bedroom end of terraced property offers great potential for a family to add their own touch to a property.

The layout in brief comprises of entrance porch, A Hallway with stairs leading to first floor and storage underneath, a front facing lounge with feature fireplace, a dining room located at the rear of the property and benefitting from sliding patio doors heading out to the garden and kitchen. Heading upstairs is as pleasant landing with loft access, two good sized double bedrooms, a third bedroom, and the house bathroom. Externally the property offers a small front garden behind brick wall and a foot path leading to the front door. At the rear is a landscaped garden with a slabbed seating area, lawned area flower bed, and a further slabbed area with shed and greenhouse. AF 4/4/24 V2 EPC=D







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 landscaped gardens in England. Certain areas of the town have retained a certain number 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's bus station is a busy interchange and a regular service runs to Birmingham City Centre.

Approach

Via footpath through small front garden with lawn area and flower bed.

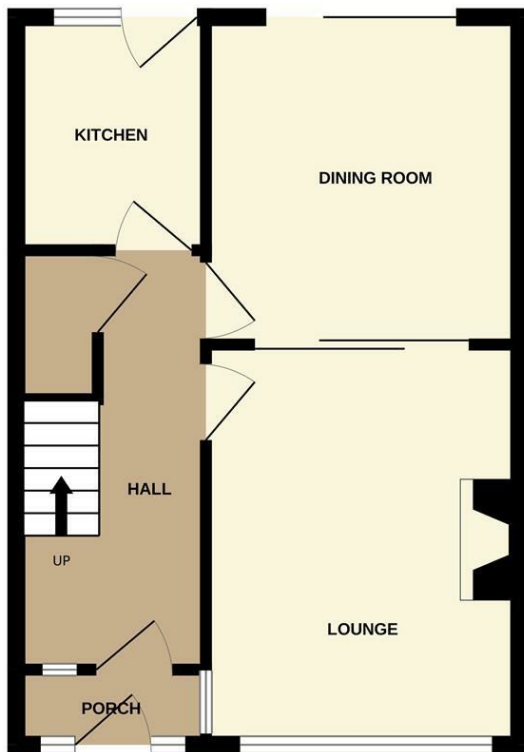
Porch

Double glazed door to front with windows to either side, wall light point, tiled floor.

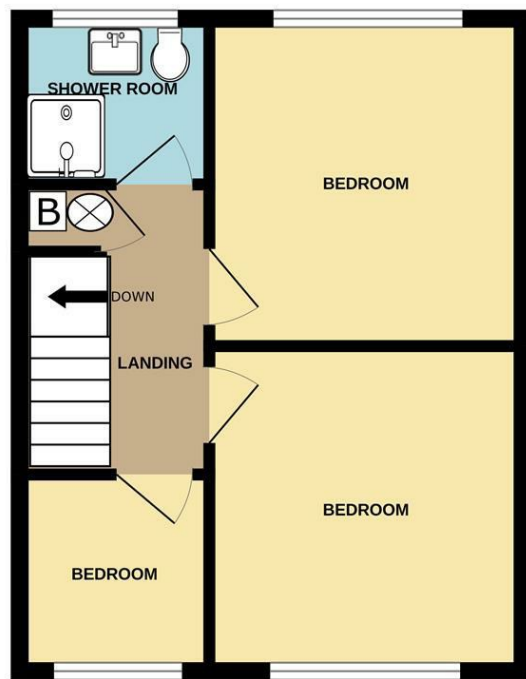
Hallway

Double glazed door and window, ceiling light point, central heating radiator, stairs to first floor accommodation, cupboard.

GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (69.0 sq.m.) approx.

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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Lounge 13'1" into bay x 10'2" (4.0 into bay x 3.1)

Double glazed bay window to front, ceiling light point, central heating radiator, feature fireplace with electric fire.

Dining room 10'9" x 10'2" (3.3 x 3.1)

Double glazed window to rear, ceiling light point, feature fireplace, central heating radiator, sliding double glazed patio door.

Kitchen 6'2" x 7'6" (1.9 x 2.3)

Double glazed window to rear, ceiling light point, sink and drainer, cabinet, space for cooker, fridge, freezer, vinyl floor and central heating radiator.

First floor landing

Ceiling light point, central heating radiator, airing cupboard, loft access.

Bedroom one 10'2" x 10'9" (3.1 x 3.3)

Double glazed window to front, ceiling light point, central heating radiator.

Bedroom two 10'2" x 10'9" (3.1 x 3.3)

Double glazed window to rear with stunning views over neighbouring district, ceiling light point, central heating radiator.

Bedroom three 6'6" x 6'2" (2.0 x 1.9)

Double glazed window to front, ceiling light point, central heating radiator.

Bathroom

Double glazed window, ceiling light point, shower cubicle, wash hand basin, low level flush w.c., vinyl floor, tiled walls.

Rear garden

Slabbed seating area with steps down to second slabbed seating area, further steps down to lawn with flower bed borders and located to the rear of the garden is space for greenhouse/shed.

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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