



6, Harden Manor Court, Chadbury Road  
Halesowen,  
West Midlands B63 3EU

*Guide Price £140,000*

*...doing things differently*





An extremely well presented two bedroomed second floor apartment situated in a cul de sac position offering no upward chain. This spacious property has accommodation comprising entrance hall, lounge/diner, attractive kitchen and bathroom, two double bedrooms, warm air heating, double glazing, generous garage, attractive landscaped communal gardens. Viewing is essential to fully appreciate. Leasehold. JE V1 14/02/2024 EPC=D

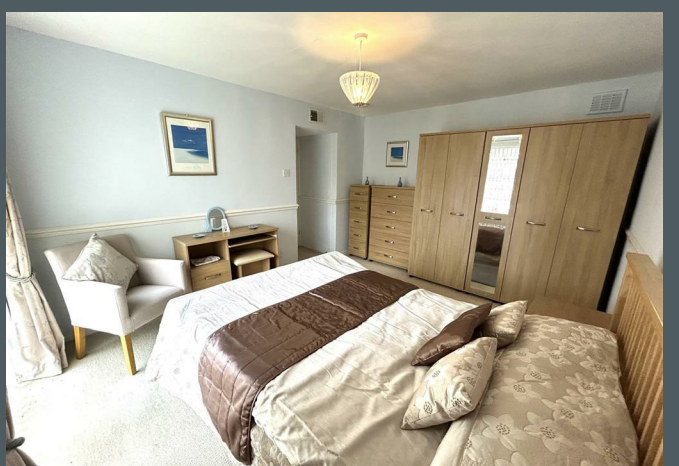
#### **Location**

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 pathway with plant and shrub borders leading to:

### **Communal entrance hall**

With stairs rising to second floor, double glazed composite front door to:

### **Private entrance hall**

Double opening doors to cloakroom, telecom entry system, doors radiating to two bedrooms, lounge diner, kitchen and bathroom.

### **Lounge diner 15'5" max 14'1" min x 17'8" (4.7 max 4.3 min x 5.4)**

Two double glazed window to front, feature electric fire with fireplace surround and hearth, hot air heating system.

### **Kitchen 8'2" x 8'10" max 7'6" min (2.5 x 2.7 max 2.3 min)**

Double glazed window to rear, tiled splashbacks, range of matching wall and base units, work surface over, one and a half bowl sink, drainer and mixer tap, integrated four ring electric hob, oven and microwave, space for fridge freezer, plumbing for washing machine.

### **Bedroom one 13'9" max 10'9" min (4.2 max 3.3 min)**

Double glazed window to rear, dado rail, warm air heating vent.

### **Bedroom two 12'5" x 8'10" (3.8 x 2.7)**

Double glazed window to front, dado rail, warm air heating vent.





### **Bathroom**

Double glazed window to rear, door to shelved storage cupboard housing water tank, wash hand basin and w.c. vanity unit with mixer tap and storage beneath, panelled bath, shower screen, shower over bath, part tiled walls.

### **Garage 19'4" x 8'2" (5.9 x 2.5)**

There is a garage en bloc to the property with up and over door, lighting and electrics.

### **Outside**

There is a communal garden and drying area.

### **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 length of lease is from 2nd August 2013 to 4th December 2172. There is a ground rent of £10.00 and a service charge of £1,500 per annum.

### **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**

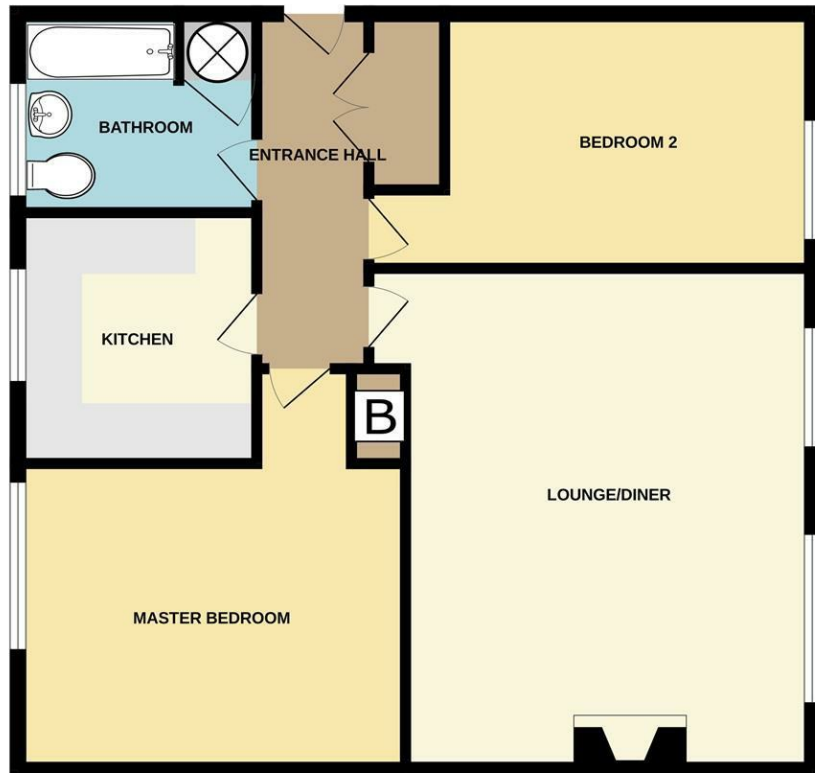
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed 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.

SECONDFLOOR  
742 sq.ft. (69.0 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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**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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