



11 Alison Road  
Halesowen,

West Midlands B62 0AX

*Offers In The Region Of £450,000*

*...doing things differently*



Situated on a generous corner plot and benefitting from stunning views in the distance of Clent Hills This spacious family home finds itself located in a highly popular area and in close proximity to good local schools, local shops/ amenities, and fantastic transport links.

The layout in brief comprises of a porch leading through to the spacious hallway, a front facing dining room with two window to take in the stunning views off into the distance, a generously proportioned sitting room with gas fire and patio doors leading out to rear, a further reception that offers potential to be a fifth bedroom, a breakfast kitchen which leads out to the ground floor w.c., laundry area and boiler room. Heading upstairs is a good sized landing with loft access, a main bedroom being a generous double with built-in wardrobe and benefitting from the view, two other good sized double bedrooms, a further well proportioned bedroom, the house bathroom with separate w.c.

Externally the property offers ample off road parking to front leading to the open car port, a wrap around garden heading to rear where there is a slatted seating area and space for a shed. AF 14/12/23 V1 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 driveway offering ample parking, corner plot with wrap around garden.

#### **Porch**

Obscured glazed window, door and tiled floor.

#### **Hallway 15'1" max x 8'6" max (4.6 max x 2.6 max)**

Ceiling light point, central heating radiator, stairs to first floor accommodation with under stairs storage and a further storage cupboard.

#### **Dining room 13'9" into bay x 11'1" (4.2 into bay x 3.4)**

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

#### **Sitting room 15'8" x 11'5" (4.8 x 3.5)**

Double glazed windows, ceiling light point, central heating radiator, gas fire place and patio door leading out to rear.

#### **Reception room/bedroom five 14'1" max x 8'2" (4.3 max x 2.5)**

Double glazed window, wall mounted lighting, wash hand basin vanity unit.

#### **Kitchen 11'1" x 11'9" (3.4 x 3.6)**

Double glazed window with rear view, ceiling spot lights, range of wall and base units, electric induction hob, one and a half bow sink and drainer, door leading to laundry/out buildings.

#### **Laundry/out building**

With w.c., boiler room/old coal shed and laundry area.

#### **Ground floor w.c.**

Double glazed window, ceiling light point, low level flush w.c.

#### **First floor landing**

Access to loft space and doors radiating to:



GROUND FLOOR  
792 sq.ft. (73.6 sq.m.) approx.



1ST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1468 sq.ft. (136.4 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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**Bedroom one 12'1" x 14'5" (3.7 x 4.4)**

Double glazed dual aspect windows, ceiling light point, central heating radiator, built in wardrobe.

**Bedroom two 12'9" x 10'9" (3.9 x 3.3)**

Two double glazed windows, ceiling light point, central heating radiator, built in wardrobe, vanity wash hand basin unit.

**Bedroom three 17'4" x 8'2" (5.3 x 2.5)**

Two double glazed dual aspect windows, ceiling light point, central heating radiator.

**Bedroom four 7'10" max x 8'10" max (2.4 max x 2.7 max)**

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

**Separate w.c.**

Access off the landing, double glazed window, ceiling light point, low level flush w.c.

**Bathroom**

Double glazed window, ceiling light point, half tiled walls, shower over bath, bidet, wash hand basin, central heating radiator, airing cupboard and tiled floor.

**Garden**

Slabbed rear garden with raised flower beds, shed, wrap around lawned garden back to frontage.

**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

**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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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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