



37 Hagley Road  
Halesowen,

West Midlands B63 1DR

*Offers In The Region Of £540,000*

*...doing things differently*





Lex Allan Grove are delighted to offer for sale this imposing and well presented four double bedroom, detached family home in a well respected and highly sought location that is close to good local schools, good transport links and local amenities. Further benefits to the property are gas central heating and double glazing.

The layout in brief comprises of entrance porch, characterful hallway with access to ground floor w.c. and under stair storage, front reception room currently used as a dining room, extended rear facing lounge with patio doors leading out to rear, well appointed extended breakfast kitchen with side door to rear. Heading upstairs is an impressive landing with pull down loft access, main bedroom with bay window and built-in wardrobes, a second good sized double bedroom with built-in wardrobes, two further double bedrooms, the house bathroom and separate shower room. Externally is ample off road parking over the block paved driveway, side access to rear, tandem garage. At the rear is a large mature garden with multiple seating areas, a secret garden and a well appointed summer house with storage shed attached. AF 11/4/24 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 gate to block paved driveway having mature borders to one side with hedges surrounding.

### Entrance porch

Timber framed glazed units to front and door, vinyl floor with decorative coving, original front door having stained glass insert and single glazed insert to side





















### Entrance hall

Ceiling light point with ceiling rose, decorative coving, stairs to first floor accommodation, under stairs storage, central heating radiator, access to ground floor cloakroom, hive heating control, wood effect laminate flooring.

### Front reception room 10'9" x 10'9" min 14'1" max (3.3 x 3.3 min 4.3 max)

Feature double glazed bay window, wall light points, ceiling rose, decorative coving, feature fireplace with electric fire, central heating radiator.

### Extended rear reception room 10'9" x 22'7" (3.3 x 6.9)

Double glazed patio door to rear, further double glazed windows to side, two central ceiling lights both with ceiling roses, decorative coving to ceiling, feature fireplace with electric fire, central heating radiator.

### Extended kitchen 8'6" x 18'4" (2.6 x 5.6)

Double glazed windows to rear overlooking rear garden, double glazed side with top window open, ceiling spotlights, decorative coving throughout, range of wall and base units

with stone effect work top, part tiled splashbacks, one and a half bowl sink and drainer, dishwasher, gas hob and extractor, double oven and built in fridge, further storage, central heating radiator, tiled flooring.

### First floor landing

Double glazed window to front, wall lights, decorative coving.

### Bedroom one 10'9" x 14'1" into bay (3.3 x 4.3 into bay)

Feature double glazed bay window, wall light points, ceiling rose, decorative coving, built in wardrobe and storage, central heating radiator.

### Bedroom two 11'1" x 11'1" max 3'11" min (3.4 x 3.4 max 1.2 min)

Double glazed window to rear, ceiling light point, coving to ceiling, built in wardrobe/cupboard, central heating radiator.

### Bedroom three 8'10" max 3'7" min x 14'9" into wardrobe (2.7 max 1.1 min x 4.5 into wardrobe)

Double glazed window to rear, decorative coving, ceiling light point, built in wardrobe and space for additional storage, central heating radiator.















### **Bedroom four 8'10" x 11'1" (2.7 x 3.4)**

Double glazed window to side, ceiling spotlights, decorative coving, central heating radiator.

### **House bathroom**

Double glazed window to side, ceiling spotlights, half tiled walls, bath, low level w.c., wash hand basin with cabinet, central heating radiator with towel rail above, vinyl tiled flooring.

### **Separate shower room**

Double glazed window to side, ceiling light point, tiled walls, shower cubicle and vinyl flooring.

### **Rear garden**

This truly impressive rear garden has large slabbed seating area, pergola, side access, part shed seating area/summer house, central footpath leading through well maintained lawn and mature borders heading to a raised decked area allowing access to a summer house also with additional side shed storage space. The summer house has power, timber framed windows and twin doors. Behind the shed storage is an additional area with dovecote and trees providing privacy to rear.

### **Tandem garage 9'10" x 34'5" (3.0 x 10.5)**

Garage is accessed via the rear garden with up and over door, multiple ceiling light points, single framed window to rear.

### **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 F

### **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 our panel of surveyors 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 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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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