



5 Windsor Road
Halesowen,
West Midlands B63 4BE
Offers In Excess Of £175,000

...doing things differently



Lex Allan Grove are pleased to present for sale this spacious 2 bed terraced property for sale. Offered for sale with No Onward Chain this is an ideal property for First Time Buyers and young families. Windsor Road is well placed for access to the town centre, good transport links, and good local schools.

The layout in brief comprises of a front facing Lounge with stairs leading to first floor, a spacious Kitchen/ Diner with store cupboard going under the stairs, and patio doors leading out to the rear garden. Heading upstairs is a pleasant landing with loft access, two good sized double bedrooms, and the house bathroom. Externally is off road parking over the block paved driveway to front. At the rear is a large rear garden with paved seating area near to property. V5 AF 5/09/24 EPC-D



Lex Allan Grove loves...







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

Block paved driveway to front, hand rail leading to front door, UPVC front door with double glazed insert.

Lounge 11'9" x 14'5" (3.6 x 4.4)

Double glazed window to front, central ceiling light, central heating radiator, gas fire place, wood effect flooring, stairs leading up towards first floor.



Kitchen/Diner 11'9" x 11'1" (3.6 x 3.4)

Double patio door to rear, double glazed window to rear, two ceiling lights, selection of wall and base units, marble effect worktop, space for cooker with extractor, stainless sink with drainer, space for fridge/freezer and washing machine, tiled surround over the worktop and access to under stairs storage, central heating radiator and wood effect laminate flooring.

Landing

With loft access, ceiling light, smoke detector, and boiler cupboard over top.

Bedroom one 9'6" x 11'9" (2.9 x 3.6)

Double glazed window to rear, central ceiling light, central heating radiator.

Bedroom two 9'2" max 6'6" min x 11'9" (2.8 max 2.0 min x 3.6)

Double glazed window to front, ceiling light, space for potential built in wardrobes, central heating radiator.

Bathroom

Ceiling light and extractor, majority splash panel boards on

the wall, shower over bath, wash hand basin with cabinet which includes built in low level w.c. central heating radiator and vinyl flooring.

Garden

Patio out to rear with steps leading up to lawned area, with additional steps leading up to the large rear garden., mature boarders to the side with brick wall at the end of the garden.

Freehold 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 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.

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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