



13 Corville Road
Halesowen,
West Midlands B62 9TJ

Offers In The Region Of £390,000

...doing things differently



We are pleased to offer for sale this Stunning, Extended, beautifully presented ready to move in five bedroom semi detached family home with a generous sized rear garden. A must to be viewed. Property comprises: entrance porch, entrance hall, two reception rooms, dining kitchen with integrated appliances offering ideal living family space, five bedrooms and family bathroom. The property also benefits from having UPVC double glazing, gas central heating, attractive enclosed rear garden with large patio area ideal for entertaining and dining, block paved driveway to front allowing off road parking and a garage/store room. Viewing is highly recommend to fully appreciate the size and quality of property on offer for sale, call now to book your viewing, don't miss out. JE V2 7/05/2024. EPC=D



Lex Allan Grove loves...

The quiet cul de sac
location!











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, access to garage, composite front door giving access to;

Entrance porch

Dual aspect double glazed window to front and side, tiled floor, composite front door with glazed insert giving access to;

Hallway

Stairs giving access to first floor, central heated radiator.









Reception room one 12'5" max into bay x 10'5" min x 10'2" max x 8'6" (3.8 max into bay x 3.2 min x 3.1 max x 2.6 min)

Double glazed window to front and central heated radiator.

Reception room two 18'4" max x 10'5" min x 11'9" max x 7'2" min (5.6 max x 3.2 min x 3.6 max x 2.2 min)

Feature electric fireplace with fireplace surround and half, Double glazed sliding door to conservatory, TV point,

Conservatory 11'9" x 10'2" (3.6 x 3.1)

Dual aspect double glazed windows to rear and side, double glazed French doors to side, tiled flooring with underfloor heating.

Kitchen/Diner 17'8" max x 9'10" min x 10'2" max x 7'2" min (5.4 max x 3 min x 3.1 max x 2.2 min)

Two double glazed windows to rear, composite double glazed door to rear, central heated radiator, range of matching wall and base units, complementary quartz surfaces over, sink with drainer and mixer tap over, integrated fridge/freezer and dishwasher, integrated four ring induction hob with Neff

oven and stainless steel extractor fan over, integrated Neff microwave, Door leading to;

Garage/Store room 10'5" x 9'2" (3.2 x 2.8)

Base unit and wall unit, plumbing for washing machine and space for dryer, electric shutter doors and door giving access to;

Downstairs w.c.

Low level w.c. wash basin with mixer tap and storage beneath.

Landing

Split landing, and access to loft space.

Bedroom one 13'1" x 9'6" (4 x 2.9)

Double glazed window to rear, central heated radiator.

Bedroom two 12'9" max into bay x 10'5" min x 9'6" (3.9 max into bay x 3.2 min x 2.9)

Double glazed bay window to front, central heated radiator.

Bedroom three 10'5" x 10'5" (3.2 x 3.2)

Double glazed window to rear, central heated radiator.





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 four 9'10" x 6'6" (3 x 2)

Double glazed window to front, central heated radiator and picture rail.

Bedroom five 6'10" max x 3'11" min x 8'6" including wardbrbes (2.1 max x 1.2 min x 2.6 including wardbrbes)

Double glazed window to front, central heated radiator, fitted wardrobes.

Family bathroom 10'5" x 6'2" (3.2 x 1.9)

Spot lights to ceiling, double glazed obscured window to rear, vertical central heated radiator, panelled bath with mixer tap over, shower cubicle, wash hand basin and w.c. vanity unit with mixer tap and storage beneath.

Garden

Slabbed patio area, garden shed, fence panel boarders, lawn area with a slabbed pathway to the rear, various plants beds and mature shrubbery and fixed climbing frame.

Council Tax Banding

Tax Band is C.

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.

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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