



46 Hagley Road
Halesowen,

West Midlands B63 1DQ

Offers In The Region Of £425,000

...doing things differently



Lex Allan Grove are delighted to offer for sale this well appointed and thoughtfully modernised 3 bed semi detached family home. Well placed for good transport links, near to very popular local schools and an abundance of local shops and amenities.

The layout in brief comprises of Entrance Porch, Hallway with access to ground floor WC and stairs to first floor, a spacious Lounge with media wall, a light and airy Kitchen and Dining area with sliding patio doors leading out to rear garden, a side Utility room which leads to the Snug.

Heading upstairs is a well sized Landing with pull down loft hatch, 3 good sized double bedrooms, and the modern family bathroom benefitting from separate bath and shower arrangement.

Externally the property offers ample off road parking to front for 3-4 vehicles with access to garage store . At the rear is a pleasant and private garden, ideal for entertaining. The garden features a large patio with steps leading down to a landscaped lawned area with the external office located at the base of the garden. AF 26/04/24 v1 EPC-C



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

Accessed via a block paved driveway, garage door to front of property with electric roller door.

Porch

UPVC double glazed front door, ceiling light, tiled flooring, entrance into house through original timber frame door with single painted panels,

Hallway

Ceiling light, stairs leading up to first floor, wall mounted radiator, tiled flooring.











Lounge 11'6" x 17'2" (3.52 x 5.25)

Large double glazed window to front, central heating radiator, electric fireplace, party wall fully soundproofed, wood effect premium wooden flooring

Kitchen/Diner 24'5" x 8'9" (7.45 x 2.68)

Open plan, large double glazed window to rear, sliding UPVC double glazed doors. ceiling spot lights and hanging light above the dining area, central heating radiator, fully tiled flooring. Selection of wall and base units with Corian worktops, inset 1.5 sink and drainer, five ring gas burner with induction, space for American style fridge/freezer, built in double oven, space for washer and built in dishwasher.

Utility 4'5" x 18'3" (1.35 x 5.58)

UPVC double glazed door to front and rear, two skylights, recess spot lights, storage shelf unit, space for dryer, tiled flooring, underfloor heating and provides access to;

Snug 7'2" x 9'1" (2.2 x 2.78)

Two skylights, two ceiling lights, premium vinyl tiled flooring,

Downstairs w.c.

Ceiling light, extractor fan, corner wash hand basin, low level w.c. central heating radiator and fully tiled flooring.

Landing

Double glazed window to side, loft hatch with pull down ladder, ceiling light and smoke detector.

Bedroom one 14'3" x 11'1" (4.36 x 3.4)

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

Bedroom two 13'7" x 12'0" (4.16 x 3.68)

Double glazed window to rear, two ceiling lights, central heating radiator.

Bedroom three 12'5" x 9'9" (3.81 x 2.99)

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

Bathroom 10'4" max x 5'5" x 8'9"ax x 5'11" (3.16 max x 1.67m x 2.67max x 1.82m)

Two double glazed windows to rear, one double glazed unit to side, ceiling spot lights and extractor fan, free standing bath with half tiled wall surrounding, separate shower cubicle with fully tiled surround, large wash basin with storage cabinet beneath, central heated towel radiator, low level w.c. fully tiled flooring.



Garden 8'9" x 5'4" (2.67 x 1.63)

Large paved seating area with stainless railing provides access to utility area, paved steps leading down to landscaped lower garden with raised borders either side with sleepers, lawn with footpath running down side leading out to the external office.

External office 10'9" x 11'9" (3.3 x 3.6)

Bifold double glazed doors, down lighters to front, double glazed unit to side, hard wood herring bone flooring internally, side store space, fully insulated, air conditioning unit, full power and Cat 6 internet.

Council Tax Banding

Tax Band is D.

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.

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.



HAGLEY ROAD, HALESOWEN, B63 1DQ

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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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