



7b Islington
Halesowen,
West Midlands B63 4AS

Offers In The Region Of £120,000

...doing things differently



A spacious, improved and refurbished apartment benefitting from gas radiator heating throughout and double glazing, conveniently located for access to the Town centre of Halesowen and good transport links.

the layout is comprising of welcoming hall, delightful lounge with dining area and balcony, a re fitted kitchen with oven and hob and store cupboard, two double bedrooms, and an attractive re fitted bathroom. Externally is an allocated parking space and store shed. V1 AF 18/04/24 EPC-A

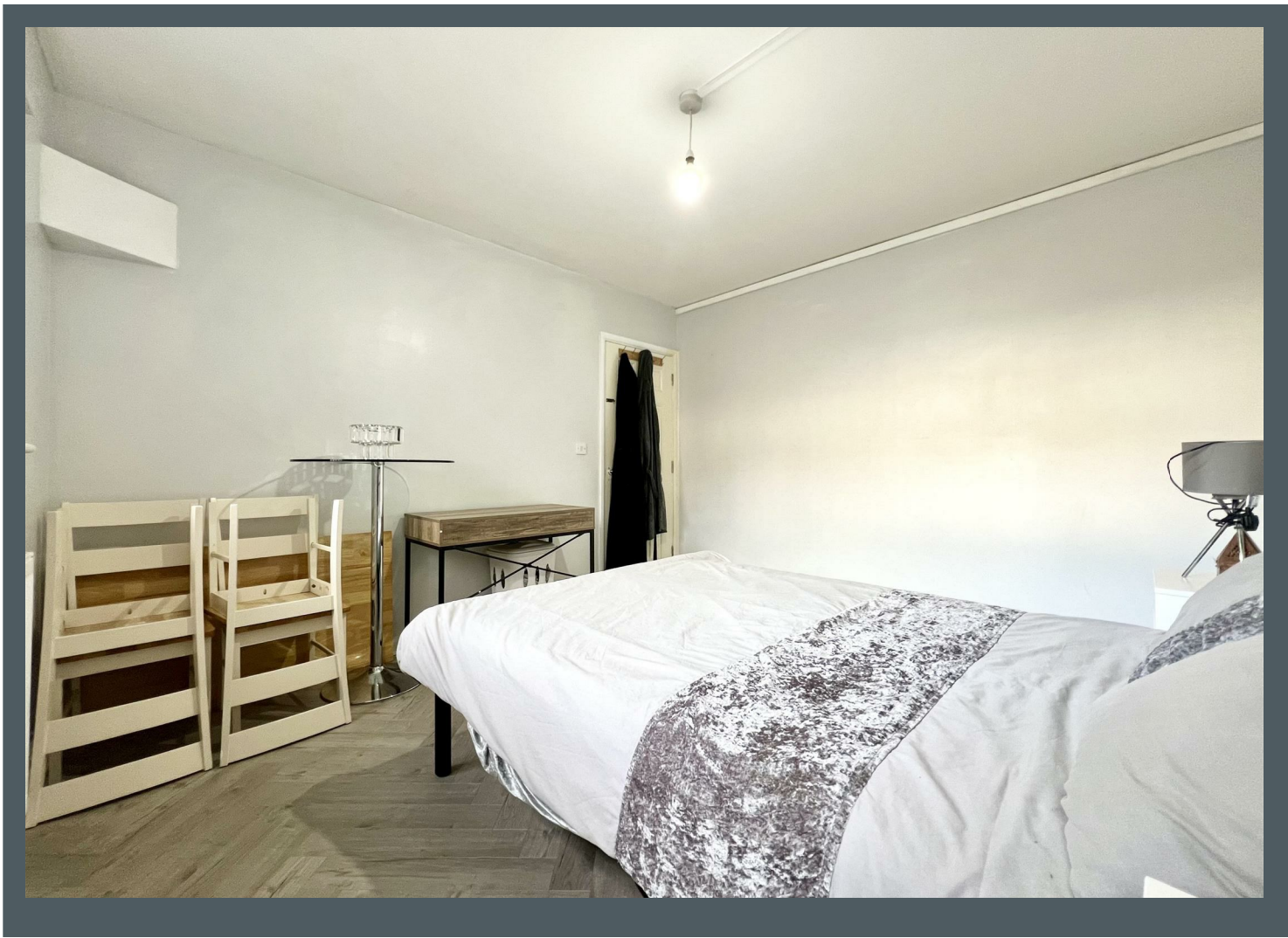


Lex Allan Grove loves...









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

Communal entrance hall with steps leading up to wooden front door.

Entrance hall

Central ceiling light, central heating radiator, two cupboards, intercom down to front door, Herringbone floor laminate wood effect.

Lounge/Diner 11'11"ax x 10'6"in x 17'3" (3.64max x 3.22min x 5.28m)

Double glazed window to front, double glazed patio door leading out the balcony with security railings, two ceiling lights, central heating radiator and wood effect Herringbone laminate flooring.



Kitchen 8'2" max x 8'3" min (2.51 max x 2.52 min)

Double glazed window to rear, central ceiling light, wall mounted heater, small party housing boiler, selection of base units with marble effect, worktops, sink with drainer, gas hob with electric oven, space for washing machine and fridge, Herringbone wood effect laminate flooring

Bedroom one 10'11" x 11'7" (3.34 x 3.55)

Double glazed window to rear, ceiling light, central heated radiator, wood effect Herringbone laminate flooring,

Bedroom two 9'5" x 11'10" (2.88 x 3.63)

Double glazed window to front, ceiling light, central heating radiator, wood effect Herringbone laminate flooring.

Bathroom 4'8" x 8'5" (1.44 x 2.57)

Double glazed windows to rear, ceiling light, tiled walls, tiled floor, shower over bath, wash hand basin with potential for cabinet underneath, central heating radiator and low level w.c.

Council Tax Banding

Tax Band is A.

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.

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.

Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the length of lease is 125 years from 15th April 2019. There is a ground rent of £10.00 payable every six months. The service charge is £850.00 per year.

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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