



43a Hagley Road
Halesowen,
West Midlands B63 1DR
Offers In Excess Of £450,000

...doing things differently



Lex Allan Grove are delighted to offer for sale this well appointed and spacious four bed detached family home. Located in a highly sought after location and benefitting from being well placed for good local schools, great transport links, and near to an abundance of local shops and amenities.

The layout in brief comprises of entrance porch, spacious hallway with access to ground floor w.c., good sized front facing reception room with feature bay window, an impressive breakfast kitchen, utility room and a lounge with feature fireplace that leads out to the conservatory. Heading up to the first floor is a good sized landing, well proportioned master bedroom with en-suite shower room, bedrooms two and three offer built-in wardrobes and share access to the Jack & Jill en-suite shower room, further bedroom and the house bathroom. The top floor house is currently used as the vendors office/arty room benefitting from eaves storage.

Externally the property offers ample off road parking over the block paved driveway and garage access through the up and over door. At the rear is a garden with paved seating areas near to the property and at the base of the garden.

Viewing is highly advised AF 14/11/24 V4 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 block paved driveway surround by dwarf wall and flower beds, access to front door, garage and side gate to rear garden.

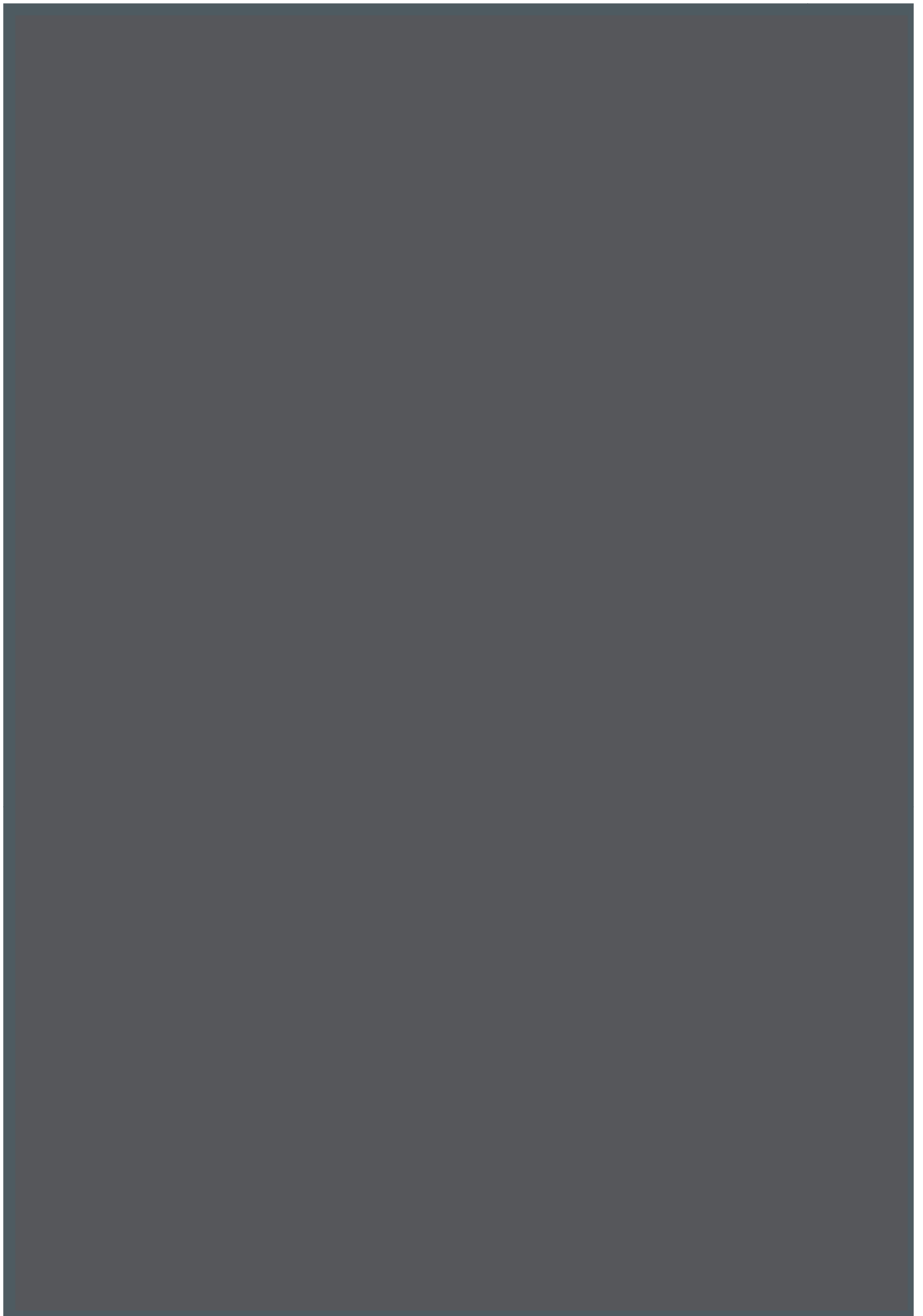
Entrance Porch 3'11" x 3'8" (1.2 x 1.14)

Composite front door with double glazed inserts to entrance porch and internal door leading to inner hallway.

Inner Hallway

Ceiling lights, central heating radiator, wood effect flooring.





Ground Floor w.c.

Double glazed window, ceiling light point, extractor fan, wash hand basin with tiled splashbacks, w.c., tiled flooring.

Front Reception 12'5" into bay x 9'10" (3.8 into bay x 3.0)

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

Lounge 11'5" x 15'8" (3.5 x 4.8)

Double glazed doors and windows to either side, ceiling spotlights, decorative coving, feature fireplace and central heating radiators.

Conservatory 10'9" x 13'1" (3.3 x 4.0)

Double glazed windows to surround, double glazed doors leading to rear garden, ceiling fan light, tiled flooring.

Breakfast Kitchen 10'9" x 13'9" (3.3 x 4.2)

Ceiling spotlights, double glazed door to rear and small garden room which has patio doors to rear garden, space for cooker, extractor, wall and base units with granite work top, inset sink and drainer, built in fridge freezer, central heating radiator, tiled flooring.

Utility/lean to 8'10" x 5'2" (2.7 x 1.6)

Double glazed windows to surround, double glazed door leading out to garden, and tiled flooring

Garage 10'5" max, 8'6" min x 18'0" (3.2 max, 2.6 min x 5.5)

Up and Over door, ceiling lighting, and internal access.

Landing

Ceiling light point with additional stairs to second floor.

Bedroom one 13'9" excl ward x 9'6" (4.2 excl ward x 2.9)

Double glazed bay window, two ceiling light points, built in wardrobes, central heating radiator.

En-suite shower room 4'5" x 6'6" 26'2" (1.35 x 2.8)

Double glazed window, ceiling light point, extractor, good sized shower cubicle with tiled surround, low level w.c., wash hand basin, half tiled wall, heated towel rail, tiled flooring.

Bedroom two 9'10" x 9'10" (3.0 x 3.0)

Double glazed window, ceiling light point, built in wardrobe, central heating radiator. Access to Jack and Jill shower room.

Bedroom three 9'10" max, 4'11" min x 9'6" max, 6'2" min (3.0 max, 1.5 min x 2.9 max, 1.9 min)

Double glazed window, additional built in storage, ceiling light, central heating radiator. Access to Jack and Jill shower room

Jack & Jill en-suite

Ceiling spot lights and extractor, shower cubical, wash basin, w.c., and tiled flooring.

Bedroom four/study 12'1" x 11'5" max, 7'10" min (3.7 x 3.5 max, 2.4 min)

Loft access, double glazed window to front, ceiling spotlights, built in wardrobe, additional storage, central heating radiator.

House bathroom 5'10" x 7'10" (1.8 x 2.4)

Double glazed window to side, ceiling spotlights, wall mounted extractor, half tiled walls, shower over bath, low level w.c., wash hand basin, towel rail, tiled flooring.

Loft room 18'0" x 11'1" excl eaves storage (5.5 x 3.4 excl eaves storage)

Valux windows to side and rear, ceiling spotlights, wood effect laminate flooring, central heating radiator, storage into the eaves.

Rear garden

Mature rear garden with large paved seating area, lawned area with flower borders and second paved area with a further lawn area to the rear of the garden.

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 E

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.

18 Hagley Road, Halesowen, West Midlands, B63 4RG

info@lexallanandgrove.com

0121 550 5400

www.lexallanandgrove.com

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