



59 Gower Road  
Halesowen,

West Midlands B62 9BX

*Offers In The Region Of £450,000*

*...doing things differently*



Lex Allan Grove are pleased to offer for sale a truly impressive and characterful three bedroomed bay fronted semi detached property. Finding itself located in a highly sought area of Halesowen and benefitting from being in close proximity to good local schools, great transport links access, and near to an abundance of local shops and amenities.

The layout in brief comprises of entrance porch a well proportioned hallway with stairs leading to first floor and access the ground floor w.c., front facing dining room with feature bay window and gas fire place, rear facing lounge with feature log burner and patio door leading out to rear, characterful kitchen which offers side access and access through to utility. The accommodation features original wooden doors. Heading upstairs is a gallery style landing with loft access hatch and airing cupboard, a very impressive main bedroom with built-in storage, a generous second and third bedrooms and the well appointed house bathroom.

Externally the property provides ample off road parking over the tarmac driveway with side access and entry to garage which the current owner has set up as a gym. At the rear of the property is a low maintenance garden with multiple seating areas, bar, and mature borders. AF 19/9/24 V3 EPC=E







#### **Approach**

Via tarmac driveway with block paved surround, brick wall with down lights on both sides, raised mature flower bed to front with slate tiles, access through split door into garage with double glazed insulated door and two rhino bollards for security.

#### **Entrance**

Double glazed front door with double glazed inserts and window above, ceiling light point, quarry tile flooring.

#### **Hallway**

Timber framed door with glass inserts, ceiling light point, central heating radiator, stairs to first floor accommodation, access to downstairs w.c., original oak flooring.

#### **Dining room 10'9" x 15'5" into bay 11'9" min (3.3 x 4.7 into bay 3.6 min )**

Feature double glazed bay window with timber framed shutters, ceiling light, decorative coving, gas fire place, original skirting and original flooring, central heating radiator.

#### **Lounge 11'5" x 15'8" into bay 11'9" min (3.5 x 4.8 into bay 3.6 min )**

Double glazed bay window to rear, double glazed door with double glazed windows to either side, ceiling light point, feature log burner with oak mantle and slate hearth, central heating radiator, original wooden flooring.













**Ground floor w.c.**

Double glazed window, ceiling light point, low level w.c., wash hand basin, towel rail, wood effect laminate flooring.

**Kitchen 10'9" x 11'9" (3.3 x 3.6 )**

Double glazed windows to rear, ceiling spotlights, Shaker style kitchen with a range of wall and base units, quartz work top, recessed one and a half bowl sink and drainer, built in dishwasher, two wine racks, recess providing space for cooker, centre island/seating, central heating radiator, stone tiled flooring, double glazed stable door to rear.

**Utility room 4'11" x 4'11" (1.5 x 1.5 )**

Double glazed window to rear, loft access hatch for storage. ceiling light point, stone tiled flooring.

**Gallery style landing**

Double glazed window to side, ceiling light point, cupboard housing Worcester Bosch boiler and ceiling light.

**Bedroom one 13'5" max 11'9" min x 15'8" into bay (4.1 max 3.6 min x 4.8 into bay )**

Double glazed bay window to rear, ceiling light point, central heating radiator, two double built in wardrobes.

**Bedroom two 11'1" x 11'9" min 15'5" max into bay (3.4 x 3.6 min 4.7 max into bay)**

Double glazed bay window to front, ceiling light, decorative coving, space for wardrobes either side of chimney breast, central heating radiator.

**Bedroom three 12'5" max x 10'9" (3.8 max x 3.3)**

Recessed double glazed window to front, ceiling light point, central heating radiator, space for ample storage.





GROUND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.

1ST FLOOR  
637 sq.ft. (59.2 sq.m.) approx.

TOTAL FLOOR AREA : 1354 sq.ft. (125.8 sq.m.) approx.

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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### **House bathroom**

Double glazed frosted window to rear, bath with separate shower both with tiled splashbacks, low level w.c., wash hand basin with storage below, central heating radiator, wood effect laminate flooring.

### **Rear garden**

Decked area with lighting, bar with lighting and seating area, good sized lawn with flower borders, additional seating area to the rear of the garden and slabbed area for shed. Side access to front also having additional storage.

### **Garage 7'6" x 18'0" (2.3 x 5.5)**

Ceiling lighting, fuse board, gas meter.

### **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.

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