



27 Blagdon Road  
Halesowen,  
B63 3PT

*Offers In The Region Of £215,000*

*...doing things differently*



Lex Allan & Grove presents this charming townhouse located on Blagdon Road. This property boasts a delightful combination of one reception room, three bedrooms and family bathroom, making it a perfect family home or a cozy space for those looking to settle down in this lovely area.

The property's layout provides a comfortable living space, ideal for relaxing evenings with loved ones or entertaining friends. This townhouse on Blagdon Road presents a wonderful opportunity for anyone seeking a new place to call home. Don't miss out on the chance to own this lovely property in the heart of Halesowen.

The property briefly comprises of driveway to front for two vehicles, entrance hall which benefits from cloak store cupboard. To the first floor there is lounge with feature bay window, kitchen and house bathroom. The top floor has three bedrooms. At the rear of the property is an enclosed tiered garden. CM 27/6/24 V2 EPC=D



*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. 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 a tarmacadam driveway, paved frontage, bin store housing gas meter, obscured double glazed door with matching side window giving access into:

### **Hallway**

Access to garage, storage cupboard, stairs leading to;

### **Kitchen 8'10" x 9'10" (2.70 x 3.00)**

Double glazed window and door to rear, wall and base units with work surfaces over, cooker with hob and extractor fan over, 1.5 sink and drainer with mixer tap, Worcester Bosh boiler, space for fridge and washing machine and central heated radiator.



**Reception room 15'1" into bay x 16'0" (4.60 into bay x 4.90)**

Bay window to front, central heated radiator, electric fire with wood effect surround.

**Bathroom**

Double glazed window to rear, w.c. bath with shower over, central heated radiator.

**First floor landing**

Ceiling light, second stairs case to second floor landing.

**Bedroom One 8'10" x 16'0" (2.70 x 4.90)**

Two double glazed windows to rear, central heated radiator, two ceiling lights.

**Bedroom Two 12'1" x 8'10" (3.70 x 2.70)**

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

**Bedroom Three 12'1" x 6'6" (3.70 x 2.00)**

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

**Garden**

Decked patio area with steps leading up to paved seating area and lawn area beyond, outdoor double electric socket.

**Garage**

**Council Tax Banding**

Tax Band is B.

**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.

## AGENT NOTE

The owner of the property is an employee of Lex Allan & Grove.



TOTAL FLOOR AREA: 1121 sq.ft. (104.2 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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**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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