



51 Belbroughton Road  
Halesowen,  
West Midlands B63 4LS

*Guide Price £325,000*

*...doing things differently*



Lex Allan Grove are delighted to offer for sale a truly well presented and extended family home. Located in a highly sought after location. Well placed for good local schools, good transport links, and near to an abundance of local shops and amenities.

The layout in brief comprises of spacious entrance hall with ample storage and stairs to first floor, a front facing office area that has been added by the current owners, a generously sized lounge and dining area with bi-folding doors leading out to rear garden, a modern and well presented kitchen diner, ground floor w.c. and utility room. Heading upstairs is a good sized landing with loft access, 3 good sized bedrooms, and a house bathroom with separate bath and shower.

Externally the property offers a large block paved driveway for numerous vehicles. At the rear of the property is a landscaped and well maintained garden. AF 25/6/24 V1 EPC=C







### **Approach**

Via block paved driveway offering parking for numerous vehicles, electric car charging point, timber bin store, side access gate to rear, composite front door with double glazed side panels leading to:

### **Entrance hall**

Ceiling spotlights, built in cloaks storage cupboard, central heating radiator, tiled flooring.

### **Office 5'10" x 10'2" (1.8 x 3.1)**

Double glazed window to front, ceiling light point, loft access hatch, ample storage, central heating radiator.

### **Lounge diner 12'5" x 26'10" (3.8 x 8.2)**

Bifolding double glazed doors to rear, three ceiling lights, stairs to first floor accommodation, two central heating radiators, wood effect vinyl click flooring.

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

Double glazed window to rear, double glazed frosted window to side, ceiling spotlights, electric hob and oven with extractor, range of wall and base units, composite marble Mirastone work top, tiled splashbacks, recessed one and a half bowl sink and drainer, two built in fridges, a freezer, built in dishwasher, central heating radiator, vinyl tiled flooring.

### **Inner hallway**

Having access to ground floor w.c. and utility room.

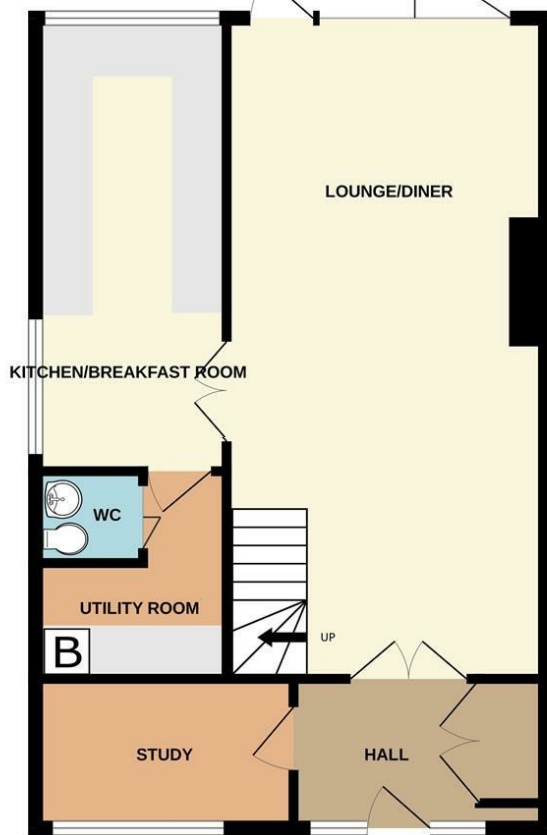




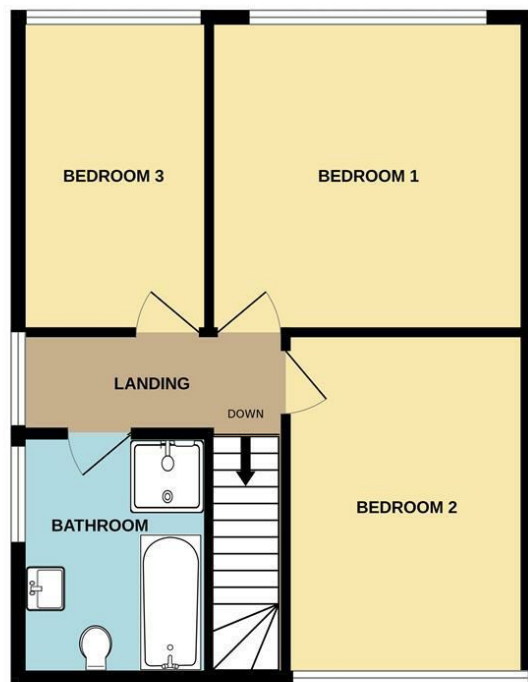




GROUND FLOOR  
641 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR  
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 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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### **Ground floor w.c.**

Ceiling spotlights, half tiled walls, central heating radiator, low level w.c. and wash hand basin.

### **Utility room 4'7" x 6'6" (1.4 x 2.0)**

Plumbing for washing machine, combination boiler, ceiling spotlights, wall and base units with wood effect work top and vinyl tiled flooring.

### **First floor landing**

Ceiling light, decorative coving, loft hatch with pull down ladder going through to a fully boarded loft, double glazed window to side.

### **Bedroom one 12'9" x 12'5" (3.9 x 3.8)**

Double glazed window to rear, ceiling light point, decorative coving, free standing wardrobes, chest of drawers and bedside tables, central heating radiator.

### **Bedroom two 9'6" x 13'9" (2.9 x 4.2)**

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

### **Bedroom three 7'6" x 12'5" (2.3 x 3.8)**

Double glazed window to rear, decorative coving, ceiling light point, central heating radiator.

### **House bathroom**

Double glazed frosted window to side, bath with separate shower cubicle, ceiling spotlights, tiled walls, wash hand basin with storage either side and beneath, low level w.c., heated towel radiator, vinyl tiled flooring.

### **Rear garden**

Paved seating area with paved steps having sleepers to one side leading up the garden, further paved seating area and a third tier with small lawn, seating area and raised flower beds, space for shed.

### **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 D

### **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.

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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