



356 Stourbridge Road
Halesowen,
West Midlands B63 3QS

Offers Over £280,000

...doing things differently



With stunning views to the rear this well presented and extended 3 bedroomed semi detached family home finds itself well placed for access to Halesowen town centre, great transport links and near to good local schools. This is a great opportunity for a growing family that likes to entertain with the impressive rear garden.

The layout in brief comprises: Entrance hallway with access to ground floor WC, a front facing dining room with feature fireplace, a rear lounge/ sitting room, and the extended Kitchen. Heading upstairs is a pleasant landing with loft access, two good sized double bedrooms, a third bedroom, and the house bathroom.

Externally the property offers ample off road parking over the block paved driveway with a wide side access that also leads you to the detached rear Garage/ Store room. At the rear is a truly impressive garden with paved seating area near to property, a large lawned area and a raised decked area that the current owner uses for a hot tub. V1 AF 21/10/24 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. 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

Large blocked paved driveway, side access going to the rear, open porch with ceiling light and original tiled flooring, UPVC double glazed door.

Entrance hallway

Double glazed units either side, ceiling light, smoke detector, central heated radiator, wood effect laminate flooring and stairs leading up to first floor, and under stairs storage space.







Dining room 17'5" x 11'7" min x 13'8" (5.33m x 3.54 min x 4.18m)

Double glazed bay window to front, ceiling light, decorative picture rail, feature fire place with timber surround, central heated radiator and wood effect laminate flooring,.

Back sitting room 10'3" x 10'7" (3.14m x 3.25m)

Double glazed sliding doors leading out to rear, ceiling light, decorative picture rail, central heated radiator, wood effect laminate flooring.

Downstairs W.C.

Double glazed obscured window to side, wall mounted extractor, ceiling mounted light, tiled walls, low level w.c., and wash basin with storage cabinet and stone effect laminate flooring.

Kitchen 6'4" min x 7'3" max x 15'3" (1.95 min x 2.21 max x 4.67m)

Double glazed window to side and to rear and obscured UPVC double glazed door leading out to rear garden, spotlights, selection of wall and base units, wood effect worktop with subway brick tiles behind, composite sink and

drainer, gas four ring burner with extractor, electric oven, space for fridge/freezer/washing machine and dishwasher, central heated radiator and wood effect laminate flooring.

Landing

Double glazed obscured window to side, ceiling light, smoke detector and loft access hatch.

Bedroom One 11'1" x 10'5" min x 13'6" into bay (3.4m x 3.19 min x 4.14 into bay)

Double glazed bay window to front, ceiling light, feature open fire place with original tile half and central heating radiator.

Bedroom Two 10'4" x 10'8" (3.17m x 3.27m)

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

Bedroom Three 7'5" x 6'5" (2.28m x 1.96m)

Double glazed bow window to front, ceiling spot lights, central heated radiator.

Bathroom 6'3" x 6'2" (1.92m x 1.88m)

Double glazed obscured window to rear, ceiling light, second

loft access hatch, wall mounted extractor, fully tiled walls, P shape shower over bath, combined unit low level w.c. with wash hand basin and storage cabinet, stone effect vinyl tiled flooring, central heated towel radiator.

Garden

Block paved seating area, side access leading out to frontage, access to garage/store which has been sectioned off with garage store to begin with and then additional sitting area. Large lawned area, landscaped area which is gravelled with space for a shed, additional paving area, raised gravel boarder behind railway sleepers, base of garden with additional large slabbed seating area which looks on to the field/green to rear.

Garage/ Store Room 9'9" x 10'11" (2.98m x 3.33m)

With roller door, custom built store room with lighting and double glazed unit to side

Council Tax Banding

Tax Band is C.

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.

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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.

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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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