



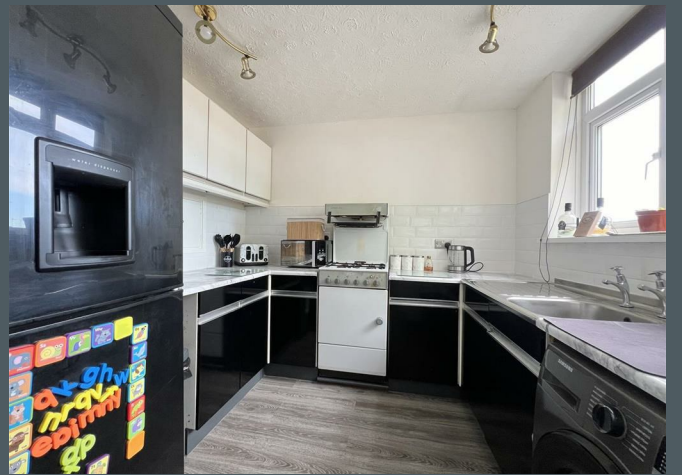
38 Crimmond Rise
Halesowen,
West Midlands B63 3RA
Asking Price £195,000

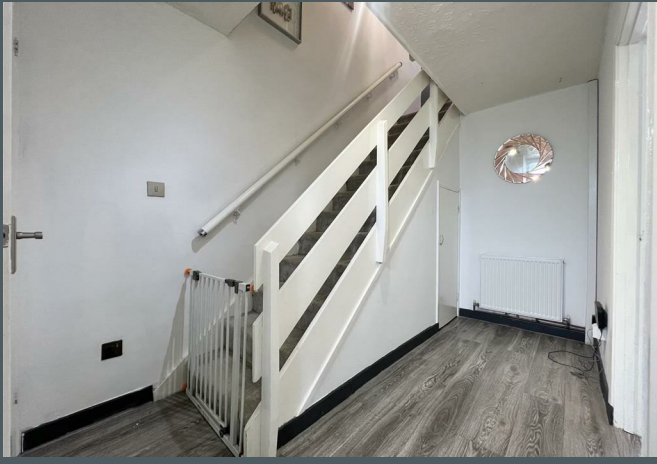
...doing things differently



Lex Allan Grove are proud to present this spacious three bedroom end terraced home. Situated a short walk away from excellent local commuter links. The property briefly comprises of entrance hall, downstairs w.c., kitchen, spacious lounge diner, three good sized bedrooms, house bathroom and rear garden. Garage en bloc. Contact the office to arrange your viewing. JE V2 19/09/2024 EPC=C







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 and Grade I listed Leasowes Park is thought to be one of the first natural landscape gardens in England. In certain areas the town is predominated by a vast array 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 bus station is a busy interchange and regular service runs to Birmingham City Centre.

Approach

Via communal walkway to front stepping up into:

Hallway

With wood effect flooring, central heating radiator, cupboard and stairs off.









Lounge Dining 17'4" max 10'5" min x 18'4" (5.3 max 3.2 min x 5.6)

Double glazed window and door to rear, central heating radiator.

Kitchen 8'10" x 8'2" (2.7 x 2.5)

Double glazed window to front, wood effect flooring, fitted wall and base units with work surface over, fitted sink with drainage, space/plumbing for gas cooker/white goods.

Downstairs W.C.

With tiled flooring and splashbacks, central heating radiator, w.c., double glazed window to side, wash hand basin.

First Floor Landing

Access to loft space, cupboard off and doors radiating to:

Bedroom One 11'1" x 10'2" (not into wardrobe) (3.4 x 3.1 (not into wardrobe))

Central heating radiator, double glazed window to front, built in wardrobes.

Bedroom Two 8'2" x 7'10" (2.5 x 2.4)

Double glazed window to rear, central heating radiator.

Bedroom Three 8'10" x 7'10" (2.7 x 2.4)

Central heating radiator, double glazed window to rear.

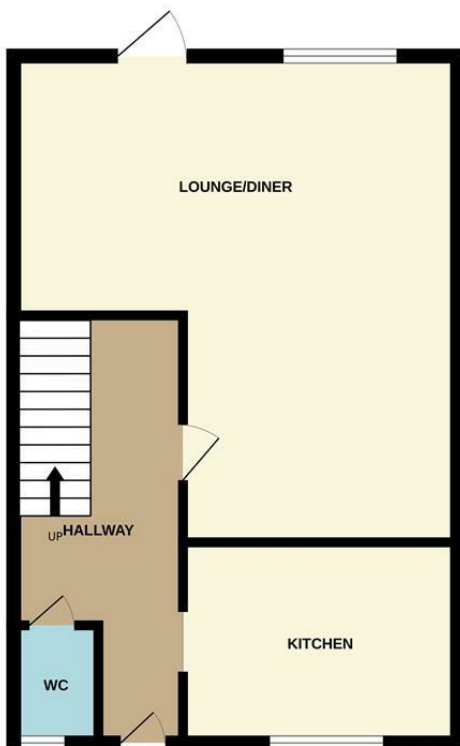
Family Bathroom

Double glazed window to front, with tiled splashbacks, vanity unit, central heating radiator, low level w.c., large fitted shower with electric shower over.

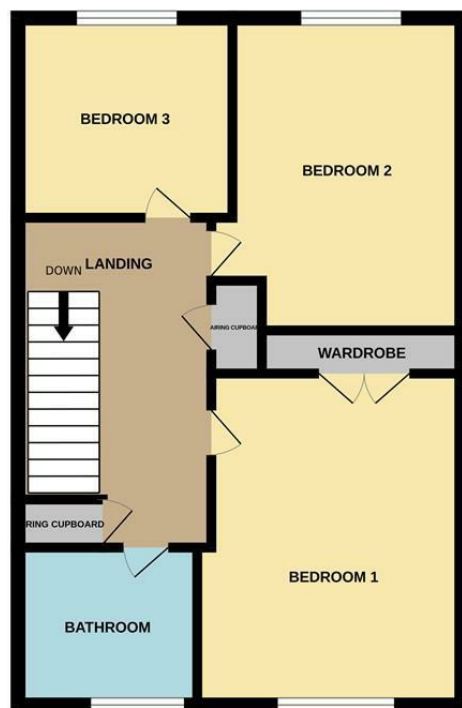
Garden

With slabbed patio area stepping up to lawn, access to outhouse and raised decking beyond.

GROUND FLOOR



1ST FLOOR



CRIMMOND RISE, HALESOWEN, B63 3RA

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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Garage

There is a garage to the property en bloc.

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 B

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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