



55 Somers Road
Halesowen,
West Midlands B62 8EN
Offers In Excess Of £250,000

...doing things differently

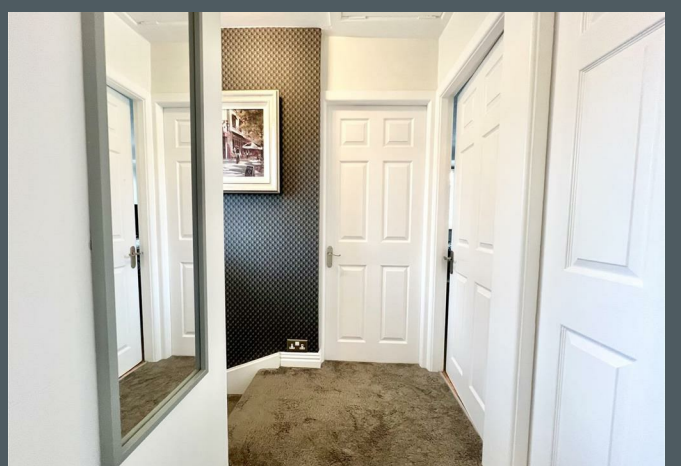
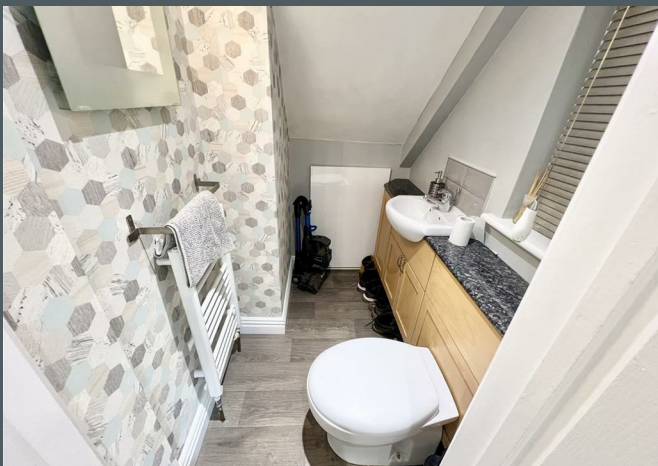


A well proportioned 3 bed Semi Detached family home, located in the heart of Halesowen and benefiting from being well placed for good local schools, great transport links, and near to an abundance of local shops and amenities.

The layout in brief comprises of: Entrance hall with stairs to first floor, a front facing lounge with feature fireplace and bay window, a second reception room with log burner and French doors leading out to rear, a rear facing kitchen which provides access to the ground floor W.C. and internal garage access. Heading upstairs is a pleasant landing with loft access, two good sized double bedrooms, a third bedrooms, and the spacious house bathroom.

Externally the property offers ample off road parking with block paved driveway and garage access via the up and over door. At the rear of the property is a landscaped garden with multiple block paved seating areas and is ideal for families who love to entertain. V1 AF 09/08/24 EPC=D







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

Block paved driveway for two cars, block paved steps leading, up and over garage door, entrance is through a Composite double glazed front door

Entrance Hallway

Ceiling light, smoke detector, central heated radiator and stairs leading up to first floor.

Lounge 12'11" max x 13'0" min x 14'9" into bay (3.96m max x 3.97m min x 4.51m into bay)

Double glazed bay window to front, ceiling light, decorative coving. feature gas fire place, two alcoves either side, vertical radiator plus an additional central heated radiator in bay window, wood effect laminate flooring.

Reception room two 12'0" x 10'10" (3.67m x 3.32m)

Access through sliding doors, feature log burner, double glazed French doors leading out to the rear, ceiling light, decorative coving, central heating radiator and wood effect laminate flooring.









**Kitchen 10'2" max x 9'1" min x 10'9" max x 9'3" min
(3.1m max x 2.78m min x 3.28m max x 2.82m min)**

Double glazed window to rear, ceiling spot lights, selection of wall and base units with stone effect work top, sink and drainer, four ring gas burner, electric oven, space for dishwasher and washing machine, stone tiled flooring, access to ground floor w.c.

Downstairs W.C.

Ceiling light, low level w.c. central heated radiator, wash hand basin with storage underneath, wood effect laminate flooring.

Garage 13'6" max x 8'2" min x 18'4" (4.14 max x 2.51 min x 5.60m)

Double glazed window to rear with patio doors leading out to rear, lighting, ample sockets, up and over garage.

Landing

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

Bedroom One 9'2" x 14'0" (2.81m x 4.27m)

Double glazed window to rear, ceiling light, decorative coving, central heating radiator, wood effect laminate.

Bedroom Two 10'0" x 10'2" (3.05m x 3.1m)

Double glazed window to front, ceiling light, built in wardrobes, central heating radiator, wood effect laminate.

Bedroom Three 6'1" x 7'3" (1.87m x 2.22m)

Double glazed window to side, ceiling light, built in single bed with storage underneath, built in wardrobe, central heating radiator.

Bathroom 6'10" x 10'9" (2.1m x 3.3m)

Obscured double glazed window to side, ceiling spot lights, large double basin and shower with complete tiled surround, bath, wash basin with storage underneath, low level w.c. vertical towel radiator, wood effect vinyl flooring.

Garden

Block paved and Astro turf seating area, landscaped with steps leading up to large lawn area, additional raised paved seating area and space at the rear for summer house/shed.

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.

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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.

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.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 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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