

Grove.

FIND YOUR HOME



42 Alexandra Road
Halesowen,
West Midlands
B63 4DA

Offers In The Region Of £350,000

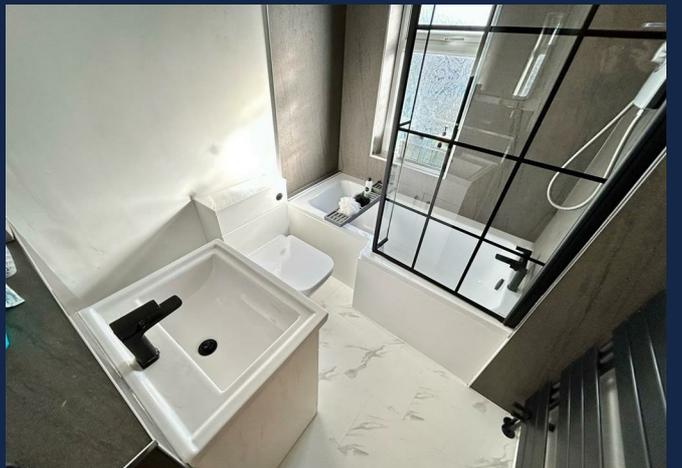


On Alexandra Road in Halesowen, this modern semi detached, four bedroom family home offers generous bedrooms, modern design and ample parking. This sought after location is known for its convenient proximity to local amenities on Stourbridge Road and Halesowen town centre, making everyday living easy and accessible. Families will appreciate the short walking distance to highly regarded schools, including Windsor High School, as well as nearby green spaces such as Huntingtree Park, ideal for leisure and recreation.

The property itself offers a tarmac driveway, with access into the entrance porch via the front entrance. At the heart of the home, the entrance hall offers access to the main reception room and stairs to the first floor. The reception room is flooded with natural light due to its bay window and provides access into the modern kitchen with breakfast bar and doors opening onto the garden and second reception room, which opens into a downstairs w.c. and utility for more practical living space. Upstairs are four bedrooms and a modern bathroom. The master bedroom has its own en-suite shower room. The garden is Astro turfed, with a patio.

If you're searching for a home that offers versatile living space both inside and out, in a well connected and family friendly area, this property on Alexandra Road is one not to be missed. JH 13/03/2026 V2 EPC=C







Approach

Via tarmacadam driveway with block paved borders, planting bed to side, double glazed obscured door into entrance porch.

Entrance porch

Double glazed window to front, two inset ceiling spotlights, double glazed obscure door into entrance hall.

Entrance hall

Vertical central heating radiator, stairs to first floor accommodation, door to front reception room.

Reception room 12'1" min 13'9" max x 12'5" min 13'9" max (3.7 min 4.2 max x 3.8 min 4.2 max)

Double glazed bay window to front, three central heating radiators, coving to ceiling, panelling to one wall, door into open plan kitchen diner.

Open plan kitchen diner 14'9" max 12'9" min x 17'0" (4.5 max 3.9 min x 5.2)

Double glazed French doors to rear, double glazed window to rear, vertical central heating radiator, matching wall and base units, square top surface over, splashbacks to match, integrated double fridge and freezer, integrated dishwasher, one and a half bowl sink with mixer tap and drainer, integrated double oven, gas hob, door to under stairs storage housing the fuse box and door into second reception room.

Second reception room 17'8" x 9'2" (5.4 x 2.8)

Double glazed window to front, two central heating radiators, door into utility.



Utility 7'10" min 11'1" max x 3'7" min 8'6" max (2.4 min 3.4 max x 1.1 min 2.6 max)
Double glazed obscured window to side, double glazed obscured door to rear, low level flush w.c., base units, space for white goods, sink with mixer tap, central heating boiler.

First floor landing
Access to loft, doors to four bedrooms and bathroom.

Bathroom
Double glazed obscured window to front P shaped bath with electric shower over, vertical central heating towel rail, low level flush w.c., vanity style wash hand basin with mixer tap.

Bedroom two 12'1" x 10'5" (3.7 x 3.2)
Double glazed window to front, central heating radiator.

Bedroom three 8'10" x 11'1" (2.7 x 3.4)
Double glazed window to rear, central heating radiator.

Bedroom four 7'10" x 8'2" (2.4 x 2.5)
Double glazed window to rear, central heating radiator.

Bedroom one 11'9" x 9'6" (3.6 x 2.9)
Double glazed window to front, central heating radiator, door into en-suite shower room.

En-suite shower room
Double glazed obscured window to rear, shower, central heating towel rail, wash hand basin with mixer tap and low level flush w.c.

Rear garden
Astro turf, block paved edging, slabbed patio area and stone chipping area.

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. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

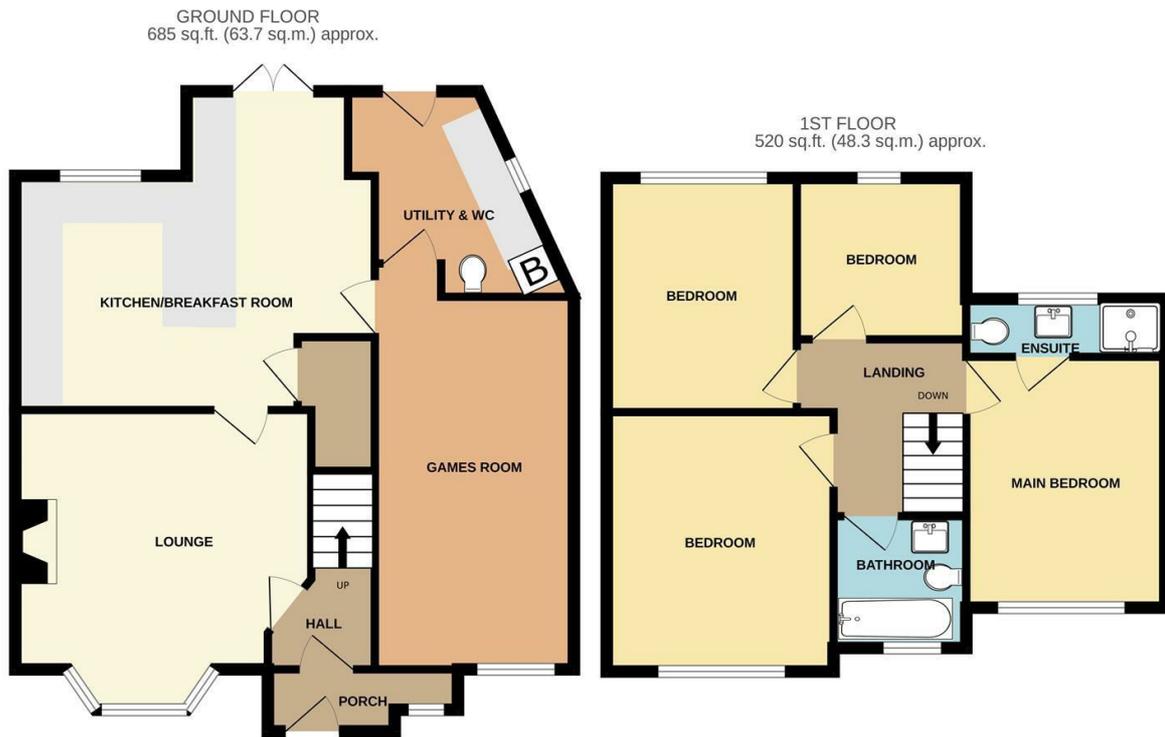
Referral Fees

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.



TOTAL FLOOR AREA : 1205 sq.ft. (111.9 sq.m.) approx.

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