

LexAllan  
Grove *Halesowen*



11 Belle Vale  
Halesowen,  
West Midlands B63 3QN  
Guide Price £270,000

*...doing things differently*



VIEWINGS ARE RECOMMENDED FOR THIS THREE BEDROOM DETACHED PROPERTY. Situated in the heart of Halesowen and would make an wonderful family home and benefits from having low maintenance rear garden, three double bedrooms and a good sized living space. This home is within a good catchment area for schools and colleges and is situated approximately half a mile away from good transport links into Birmingham City Centre. The property comprises of entrance porch, entrance hall, lounge, dining room, kitchen, downstairs w.c., and utility room on the ground floor. On the first floor there are three good sized bedrooms, house bathroom and en-suite. TB 13/1/22 V5 EPC=D



**Lex Allan Grove loves...**  
the rear garden







### 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 a block paved driveway with side access leading to rear garden.

### Entrance porch 8'6" x 3'7" (2.6 x 1.1)

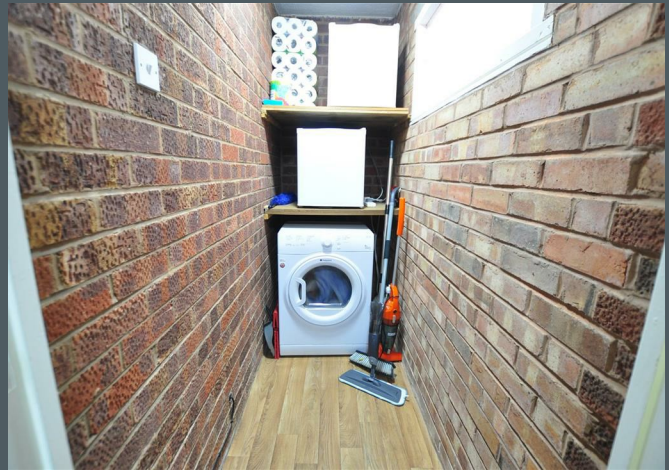
Doors leading to entrance hall and utility room.

### Entrance hall

Central heating radiator, stairs to first floor accommodation, door to kitchen and to lounge.







**Lounge 10'9" x 16'8" (3.3 x 5.1)**

Two central heating radiators, t.v. point, doors to garden.

**Kitchen 10'5" x 9'6" (3.2 x 2.9)**

Range of wall and base units, central heating radiator, two double glazed windows to front and side, tiled flooring, sink and drainer, integrated oven and hob, dishwasher.

**Dining room 8'2" x 10'9" (2.5 x 3.3)**

Two double glazed windows to side and rear, central heating radiator, two wall mounted lights.

**Utility room 7'6" x 2'11" (2.3 x 0.9)**

Plumbing for washing machine, double glazed frosted window to side.

**Downstairs w.c.**

Plumbing for washing machine, w.c., wash hand basin with storage beneath, tiled walls, double glazed frosted window to side, central heating radiator.

**First floor landing**

Built in cupboard with central heating radiator, access to loft space, double glazed frosted window to side.

**Bedroom one 10'9" x 11'9" (3.3 x 3.6)**

Two central heating radiators, two double glazed windows to front, built in wardrobe and storage space, t.v. point, two wall mounted lights.

**Bedroom two 11'1" x 8'2" (3.4 x 2.5)**

Built in wardrobe and storage space, central heating radiator, double glazed window to rear.

**Bedroom three 8'10" x 8'6" (2.7 x 2.6)**

Central heating radiator, double glazed window to rear.

**Bathroom**

With w.c., wash hand basin with storage beneath, bath with shower over, fully tiled walls, central heating radiator, double glazed frosted window to side.

**En-suite**

Heated towel rail, enclosed shower, walls part tiled, extractor fan, w.c., wash hand basin with storage beneath.

**Integral garage**

With up and over door.



### Rear garden

Having slatted patio area with steps leading to slate chipping area with planted borders, further steps leading to gravelled and slate chipping area with two vegetable patches to side.

### 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.

### 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 Mr Tony Lowe of Green Street Surveys 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 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct 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.

### Council Tax Banding

Tax Band is C

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