



36 Lansdowne Road  
Halesowen,  
West Midlands B63 1BJ

*Offers In The Region Of £320,000*

*...doing things differently*



A superb opportunity to acquire a three bedroom semi detached Mucklow semi in sought after location having planning permission for a single storey rear extension, application number P22/1389 and being offered with no upward chain. The property comprises of off road parking, entrance hall, office room, lounge diner, downstairs shower room, kitchen, three good sized bedrooms, first floor shower room and attractive rear garden. JE 14/4/23 V2 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 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 block paved driveway with lawn to side and mature shrubbery, steps leading down to side entrance.

## Entrance hall

Central heating radiator, stairs to first floor accommodation, opening into office room and doors leading to reception room and kitchen.

## Office room 6'10" x 7'10" (2.1 x 2.4)

Double glazed window to front, central heating boiler.



## **Lounge diner 24'7" into bay x 11'5" max 10'2" min (7.5 into bay x 3.5 max 3.1 min)**

Double glazed bay window to front, double glazed French doors to rear with side frames, central heating radiator.

## **Downstairs shower room**

Central heating radiator, w.c., shower, wash hand basin with tiled splashbacks.

## **Kitchen 13'5" x 6'6" (4.1 x 2.0)**

Double glazed window to rear, double glazed panelled obscure door to rear, range of wall and base units with roll top work surfaces over, stainless steel sink with single drainer and mixer tap over, four ring gas hob with oven, chimney extractor, plumbing for washing machine, space for fridge.

## **First floor landing**

Access to loft space, doors radiating to:

## **Bedroom one 13'5" into bay x 11'5" (4.1 into bay x 3.5)**

Double glazed bay window to front, central heating radiator.

## **Bedroom two 10'9" x 11'5" max 11'1" min (3.3 x 3.5 max 3.4 min)**

Double glazed window to rear, central heating radiator

## **Bedroom three 7'10" x 7'10" (2.4 x 2.4)**

Double glazed window to front, central heating radiator.

## **Shower room**

Obscured double glazed window to rear, central heating radiator, low level flush w.c., vanity wash hand basin with tiled splashbacks, shower with tiled walls.

## **Rear garden**

Panel fencing to boundaries, slabbed patio area, lawn with mature shrubbery, shed and gate to side access.

## **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 C

## **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.