



16 Fairmile Road
Halesowen,
West Midlands B63 3QJ

Guide Price £265,000

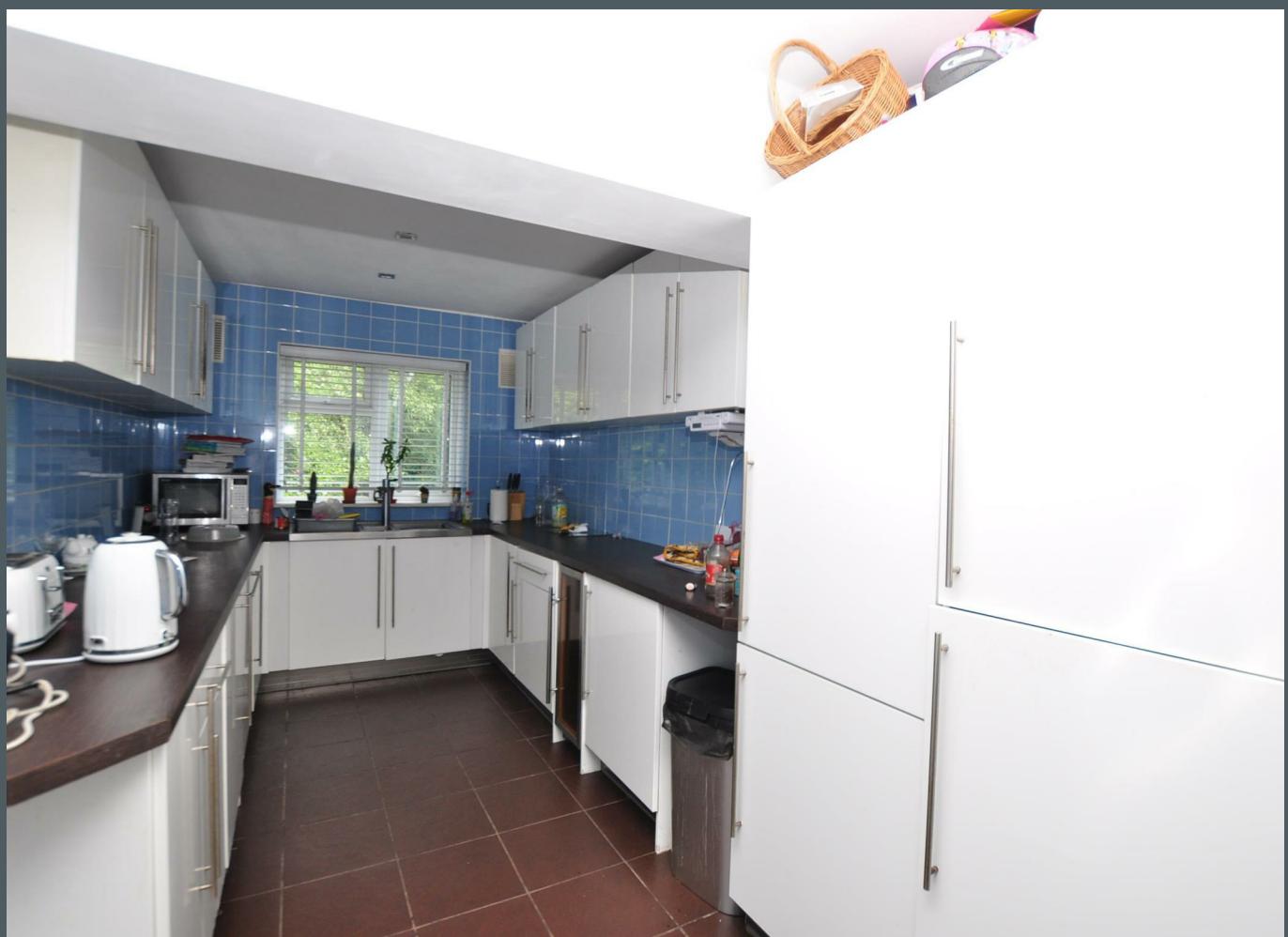
...doing things differently

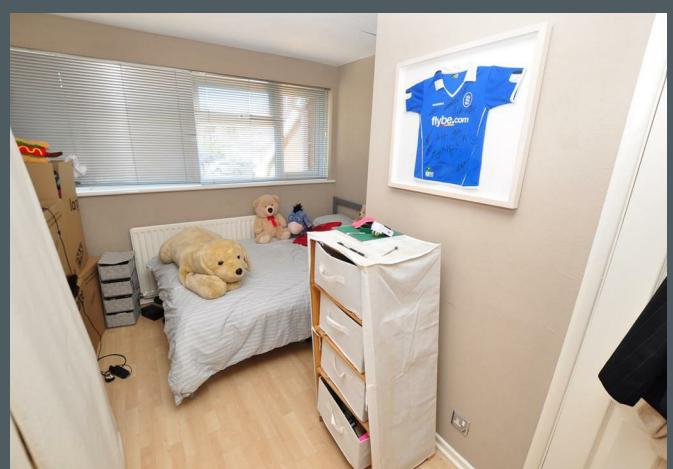


LEX ALLAN GROVE ARE PROUD TO PRESENT A FANTASTIC THREE BEDROOM SEMI DETACHED EXTENDED FAMILY HOME. Situated on the highly popular residential Fairmile Road being well presented and has numerous benefits but to name a few there are three generously sized bedrooms, three reception areas and is located within a good catchment area for schools. The accommodation briefly comprises of entrance hall, reception area, reception room, lounge, kitchen and dining area, three bedrooms and house bathroom. For all viewing enquiries please contact the Halesowen office on 0121 550 5400. TB 10/8/22 V1 EPC=D



Lex Allan Grove loves...
the three good sized
bedrooms







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 cornered lawn garden having trees and plant bedding.

Entrance hall 6'2" x 7'6" (1.9 x 2.3)

Door to reception room, built in wardrobe and storage space.

Reception room 16'0" x 8'10" max 6'2" min (4.9 x 2.7 max 1.9 min)

Double glazed window to front, cupboards housing meters, central heating radiator.

**Lounge 19'0" x 9'10" min 10'2" max (5.8 x 3.0 min 3.1 max)**

French doors to rear garden, coving, central heating radiator, electric fire, t.v. point, two wall mounted lights.

Kitchen 18'8" x 7'10" (5.7 x 2.4)

Range of wall and base units with roll top work surfaces over, sink unit and drainer, double glazed window to rear, door to side, tiling to floor, tiled walls, breakfast bar, wine cooler, integrated extractor fan, spotlights, integrated fridge and freezer, integrated dishwasher, plumbing for washing machine.

Reception area 17'4" x 68'10" min 9'6" max (5.3 x 21 min 2.9 max)

Stairs to first floor accommodation, built in shelving units, spotlights, t.v. point, door to lounge.

Dining area 7'6" x 11'9" (2.3 x 3.6)

Double glazed obscured window to side, spotlights, door to kitchen.

First floor landing

Double glazed obscured window to side, central heating radiator, access to loft space, over stairs built in storage cupboard.

Bedroom one 13'9" x 10'2" (4.2 x 3.1)

Double glazed window to rear, central heating radiator, built in wardrobe and storage space.

Bedroom two 12'5" x 7'2" min 9'10" max (3.8 x 2.2 min 3.0 max)

Double glazed window to front, central heating radiator.

Bedroom three 13'5" x 7'10" (4.1 x 2.4)

Double glazed window to rear, central heating radiator, coving to ceiling.

Bathroom

Panelled bath, vanity unit with mixer tap, enclosed corner shower, fully tiled walls, obscured double glazed window to front, spotlights, heated towel rail, w.c., base unit with roll top work surfaces, storage beneath, extractor fan.

Rear garden

Decking area with steps leading to lawn garden and further decking and slate chipping area. The garden is surrounded by mature plant bedding and shrubbery, metal corrugated construction outbuilding to rear.

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

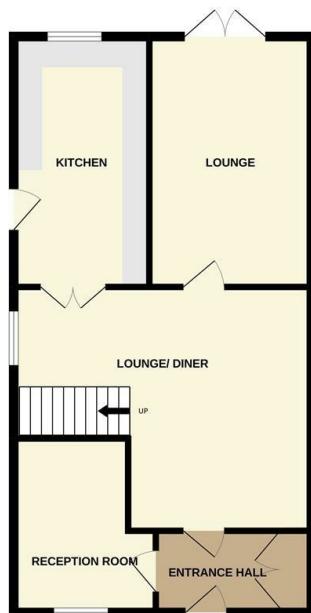
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed 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.

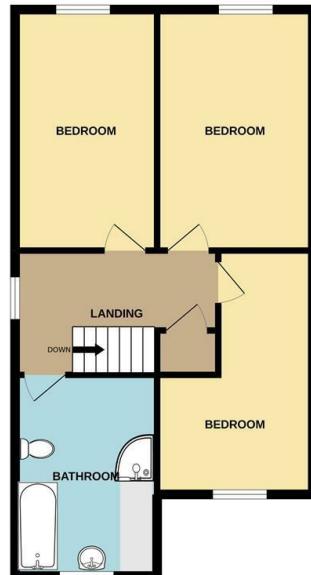
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

GROUND FLOOR



1ST FLOOR



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 accuracy of the floorplan has not been checked by the agent and no guarantee is given 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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