



3 Feldon Lane  
Halesowen,  
West Midlands B62 9DS  
*Guide Price £245,000*

*...doing things differently*



LEX ALLAN GROVE ARE PROUD TO PRESENT THIS SUPERB THREE BEDROOM SEMI DETACHED PROPERTY. Situated on the desirable Feldon Lane in Halesowen the property has had a good sized extension to the side and is being offered with no upward chain making this a good home for families. The accommodation comprises of driveway, entrance area, entrance hall, lounge, kitchen, sun room, lobby, utility room and on the first floor are three bedrooms, house bathroom and rear garden. Please call the Halesowen office for viewing enquiries on 0121 550 5400. TB 8/6/22 V3 EPC=D

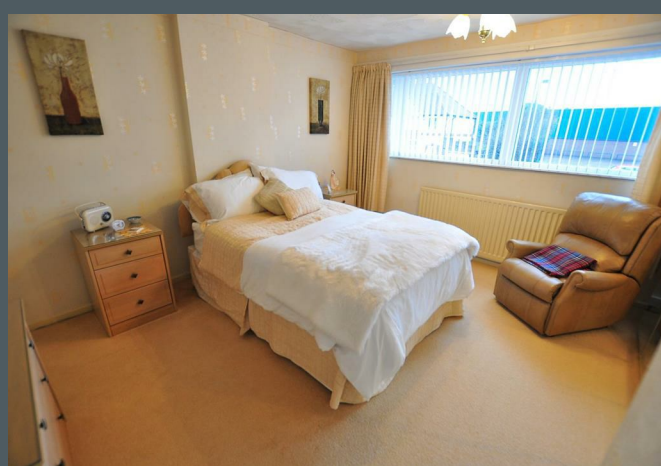


***Lex Allan Grove loves...***  
the space internally













### 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 tarmac driveway leading to entrance area.

### Entrance area 20'0" x 7'10" (6.1 x 2.4)

Double doors leading to lobby, patio door leading to entrance hall, double glazed frosted window to front

### Entrance hall

Storage cupboard, doors to kitchen and lounge.











### Lounge 13'1" x 12'1" (4.0 x 3.7)

Central heating radiator, double glazed window to front, gas fire point, t.v. point, double glazed patio doors leading to stairs.

### Kitchen 12'1" max x 12'1" (3.7 max x 3.7)

Range of wall and base units, integrated oven and hob, extractor fan, stainless steel sink unit and drainer, walls part tiled, window and door to sun room, electric fire, central heating radiator.

### Sun room 5'10" x 13'1" (1.8 x 4.0)

Double glazed window to surrounds, central heating radiator, door to inner lobby and garden.

### Inner lobby 15'1" x 7'2" (4.6 x 2.2)

Doors leading to entrance area, door to utility room, electric meter, double glazed frosted window to side.

### Utility room 13'1" x 6'10" (4.0 x 2.1)

With w.c., three double glazed windows to side and rear, base units, plumbing for washing machine, door to rear garden, walls part tiled, storage heater, combination boiler.

### First floor landing

Access to loft space, double glazed frosted window to side, built in storage cupboard, central heating radiator.

### Bedroom one 13'1" x 13'1" (4.0 x 4.0)

Double glazed window to front, built in wardrobe and storage space, built in storage cupboard.

### Bedroom two 13'1" x 6'10" (4.0 x 2.1)

Two double glazed windows to front and one to rear, central heating radiator.

### Bedroom three 12'9" x 5'10" (3.9 x 1.8)

Double glazed window to rear, central heating radiator.

### House bathroom

Enclosed shower, w.c., wash hand basin, central heating radiator, tiled walls, double glazed frosted window to rear.

### Rear garden

Slabbed patio area with steps leading down to rear lawned area with mature planted borders and outside tap.



## **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

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

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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