



12 Greenways  
Halesowen,  
West Midlands B63 2JT  
Guide Price £240,000

*...doing things differently*





AN EXCEPTIONAL OPPORTUNITY TO VIEW A WELL PRESENTED FOUR BEDROOM SEMI DETACHED PROPERTY. Situated on the ever popular Greenways in Halesowen this wonderful family home has bags of potential and benefits from having four bedrooms, two bathrooms, separate utility and downstairs w.c. as well as having a low maintenance well proportioned rear garden. The home briefly comprises of entrance hall, lounge diner, kitchen, utility, downstairs w.c., bedroom and en-suite on the ground floor. On the first floor are three bedrooms and house bathroom. For all viewing enquiries please contact the Halesowen office on 0121 550 5400. TB 23/6/22 V1 EPC=D



***Lex Allan Grove loves...***  
the well proportioned  
accommodation













### 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 leading to:

### Entrance hall

Double glazed bay window to front, central heating radiator, under stairs storage area, doors radiating to:

### Lounge diner 22'3" x 11'1" max 9'2" min (6.8 x 3.4 max 2.8 min)

Double glazed bay window to rear, two central heating radiators, gas fire, t.v. point, double glazed window to side facing towards utility.

















#### **Kitchen 11'1" x 7'6" (3.4 x 2.3)**

Part tiled walls, roll top work surfaces, free standing oven and four ring hob, space for slimline dishwasher, stainless steel sink unit and drainer with mixer tap, double glazed window towards utility, obscured door, wall and base units, extractor hood, central heating radiator.

#### **Utility 11'5" max 5'10" min x 7'2" max 3'7" min (3.5 max 1.8 min x 2.2 max 1.1 min)**

Plumbing for washing machine, window to rear garden, door to garden, door to downstairs w.c.

#### **Downstairs w.c.**

Wash hand basin, obscured window to rear, wall and base units, roll top work surfaces, splashbacks and w.c.

#### **Bedroom two 12'5" x 7'6" (3.8 x 2.3)**

Fitted wardrobes and units into headboard, double glazed window to front, door to en-suite.

#### **En-suite wet room**

Shower, w.c., pedestal wash hand basin, tiled floor.

#### **First floor landing**

Storage cupboard, shelving, loft access, obscured window to side, doors radiating to:

#### **Bedroom one 12'5" excluding wardrobe x 11'5" max 9'10" min (3.8 excluding wardrobe x 3.5 max 3.0 min)**

Fitted wardrobes and units, drawers, double glazed window to rear, central heating radiator.

#### **Bedroom three 12'5" x 7'6" excluding wardrobe (3.8 x 2.3 excluding wardrobe)**

Double glazed window to rear, central heating radiator, fitted wardrobes, drawers and units, over head storage.

#### **Bedroom four 12'1" x 7'10" min 11'1" max (3.7 x 2.4 min 3.4 max)**

Double glazed window to front, central heating radiator, fitted wardrobes, drawer units.

#### **Bathroom**

Obscured window to front, central heating radiator, enclosed shower, bath, w.c., vanity unit, storage beneath, mixer taps, walls unit.



### **Rear garden**

Decking area with steps leading down to a combination of gravelled and slabbed patio areas with a mix of mature planted bedding across the garden.

### **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.

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.

18 Hagley Road, Halesowen, West Midlands, B63 4RG

info@lexallanandgrove.com

0121 550 5400

www.lexallanandgrove.com

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