



3 Albert Drive  
Halesowen,  
West Midlands B63 4SR

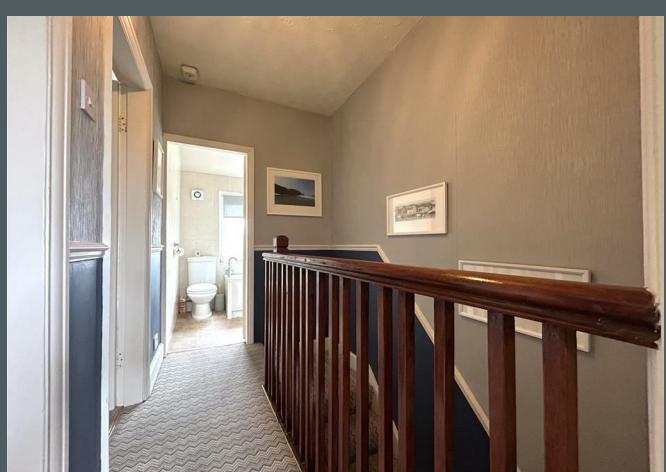
*Offers Over £260,000*

*...doing things differently*



A great opportunity to acquire a beautifully presented three bedrooomed terraced house situated off an unadopted road in Hasbury, Halesowen. The property comprises of an entrance porch, entrance hall, two reception rooms, spacious kitchen/diner, cellarette, three bedrooms and family bathroom. To the outside the property further offers off road parking for multiple vehicles, side access to rear and private garden. Viewings are highly recommended to fully appreciate this spacious family home. JE V1 27/03/2024. 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. Leasowes Park is thought to be one of the first natural landscaped gardens in England. Certain areas of the town have retained a certain number 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's bus station is a busy interchange and a regular service runs to Birmingham City Centre.











#### Approach

Via unadopted road, block paved and stone chipping driveway with plant bed borders, shared side gate access to rear, step to double glazed door into:

#### Entrance porch

Double glazed window to front, tiled floor, oak door with glazed inset to:

#### Entrance hall

Central heating radiator, dado rail, double glazed window to front, door to cellarette, stairs to first floor accommodation.

#### Reception room one 10'2" min 12'1" max into bay x 9'10" max 8'10" min (3.1 min 3.7 max into bay x 3.0 max 2.7 min)

Double glazed bay window to front, central heating radiator, ceiling rose.

#### Reception room two 11'5" x 9'10" max 8'6" min (3.5 x 3.0 max 2.6 min)

Coving to ceiling, feature electric fireplace, central heating radiator, double glazed sliding door to kitchen diner.

#### Kitchen diner 18'0" max 7'10" min x 14'5" max 5'2" min (5.5 max 2.4 min x 4.4 max 1.6 min)

Double glazed French doors to rear, central heating radiator, velux skylight, range of matching wall and base units, complementary work tops over, integrated four ring electric hob, chimney extractor hood over, integrated double oven, plumbing for washing machine, space for dryer, fridge freezer, dishwasher, one and a half bowl sink and mixer tap, tiled splashbacks.

#### First floor landing

Dado rail, doors giving access to:

**Bedroom one 12'5" max into bay 10'2" min x 9'10" max 8'10" min (3.8 max into bay 3.1 min x 3.0 max 2.7 min)**

Double glazed bay window to front, central heating radiator.

**Bedroom two 11'5" x 9'10" max 8'10" min (3.5 x 3.0 max 2.7 min)**

Double glazed window to rear, central heating radiator.

**Bedroom three 12'9" max 7'2" min x 9'2" (3.9 max 2.2 min x 2.8)**

Double glazed window to front, central heating radiator.

#### **House bathroom**

Double glazed obscured window to rear, vertical central heating radiator, access to loft, storage cupboard housing boiler, panelled bath with mixer tap over, low level flush w.c., pedestal wash hand basin with mixer tap over, walk in shower cubicle.

#### **Rear garden**

Slabbed and stone chipping patio area, step down to lawn, mature shrubbery borders, decking patio area to rear, side gate access to front.

#### **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 B

#### **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 our panel of surveyors 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 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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.



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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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