



53 Hillcrest Road  
Halesowen,  
West Midlands B62 0PB

*Guide Price £325,000*

*...doing things differently*





AN OPPORTUNITY TO VIEW A FABULOUS THREE BEDROOM SEMI DETACHED PROPERTY. Surrounded by beautifully maintained gardens situated on this sought after Hillcrest Road in Romsley. This property will make a fantastic family home being a stone's throw away from local schools, shops, transport links and other amenities. 53 Hillcrest Road benefits from having good sized front and rear gardens with a great sized garage and driveway. The property has a slate chipped pathway leading to entrance porch, entrance hall, lounge diner, kitchen, three generously sized bedrooms and house bathroom. Outside this property has a well maintained front and rear garden with access to garage and brick constructed outbuilding. TB 23/8/21 V2 EPC=D



***Lex Allan Grove loves...***  
the well maintained  
gardens













### Location

Romsley is a small rural village in North Worcestershire situated approximately 3 miles south of Halesowen. When asked to give a description of Romsley for this guide our Lex Allan Grove staff's comments were 'It's really, really popular'. Romsley has an eclectic mix of houses of all shapes and sizes from small bungalows and pretty cottages to substantial country homes, quite literally a house to suit almost anyone. It retains its quite rural charm and yet you can be in Birmingham City Centre within 20-25 minutes and to either junction 3 or junction 4 of the M5 motorway within 10 minutes. The village has its own popular Primary School St Kenelms CE and historically has been in the catchment area of Haybridge High School in Hagley, one of the most oversubscribed schools in the local area and rated 'Outstanding' by Ofsted. Romsley has a small selection of shops but is more well known for Romsley Country Store and Jackie Roberts Saddlery, both excellent equine stores. Two village pubs The Sun and The Swallows Nest both serve food and are popular weekend destinations for people outside the area. Romsley offers easy access to stunning Countryside, and is close to the picturesque Clent Hills a keen favourite for walkers, dog owners, and cyclists. Our sales Negotiator Jamie Cotton has been and is a local Romsley lad with excellent first hand local knowledge which he is happy to share with both vendors and purchasers alike.

### Approach

Via a slated chipped pathway leading to entrance porch with left hand side garden and further mature bedding to the right hand side.

### Entrance porch

Tiled flooring, double glazed windows.





















#### Entrance hall

Central heating radiator, storage cupboard housing gas and electric meters, doors leading to lounge diner and kitchen, stairs to first floor accommodation.

#### Lounge diner 21'3" x 10'9" (6.5 x 3.3)

Two central heating radiators, double glazed patio door to rear garden, double glazed window to front, t.v. point and electric fire.

#### Kitchen 10'9" x 8'10" (3.3 x 2.7)

Central heating radiator, plumbing for washing machine, laminate flooring, range of wall and base units, integrated oven and hob, integrated dishwasher, walls part tiled, double glazed window to rear, door to rear garden, stainless steel sink unit and drainer with mixer taps.

#### First floor landing

Two double glazed windows to front and side, access to loft space housing the combination boiler.

#### Bedroom one 10'2" x 8'10" (3.1 x 2.7)

Built in wardrobe and storage space, central heating radiator, double glazed window to rear.

#### Bedroom two 10'9" x 10'9" (3.3 x 3.3)

Central heating radiator, double glazed window to front.

#### Bedroom three 6'10" x 9'2" (2.1 x 2.8)

Central heating radiator, double glazed window to rear.

#### House bathroom

Tiled flooring, heated towel rail, w.c., wash hand basin with mixer taps and storage beneath, double glazed frosted window to side, bath with mixer tap and shower over, tiled walls.

#### Rear garden

Having a slabbed patio area spread across two tiers and providing access to outbuilding housing w.c. and sink unit and side access to garage. Step down to ground floor tier where you will find a further slabbed patio area, timber shed and secluded rear lawned garden.

#### Garage 16'0" x 14'5" (4.9 x 4.4)

With up and over door to front and window to side.

#### 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.

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