



32 Thomson Grove  
Halesowen,  
West Midlands B62 9JU

*Guide Price £350,000*

*...doing things differently*



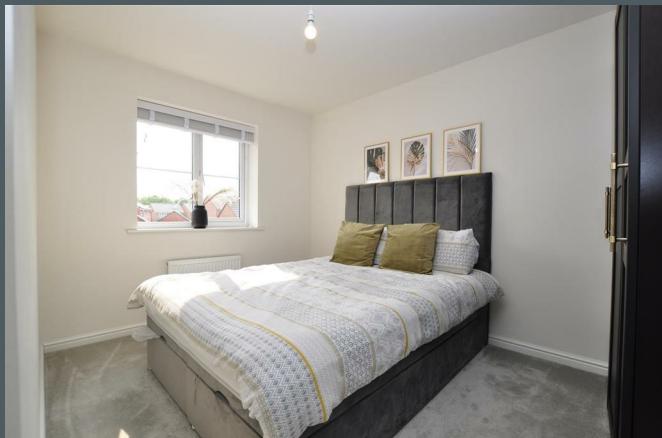
LEX ALLAN GROVE ARE PROUD TO PRESENT A FANTASTIC THREE BEDROOM DETACHED PROPERTY. Situated on the ever popular residential Thomson Grove in Halesowen boasts move in ready accommodation and benefits from having a modern living arrangement a nestled away rear garden, separate single garage and off street parking. The property comprises of entrance hall, lounge, kitchen diner, downstairs w.c. and a good sized storage room on the ground floor. On the first floor there are three bedrooms, house bathroom and en-suite. For all viewing enquiries please contact the Halesowen office on 0121 550 5400. TB 22/7/22 V2 EPC=B



**Lex Allan Grove loves...**  
the ultra modern interior







## 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

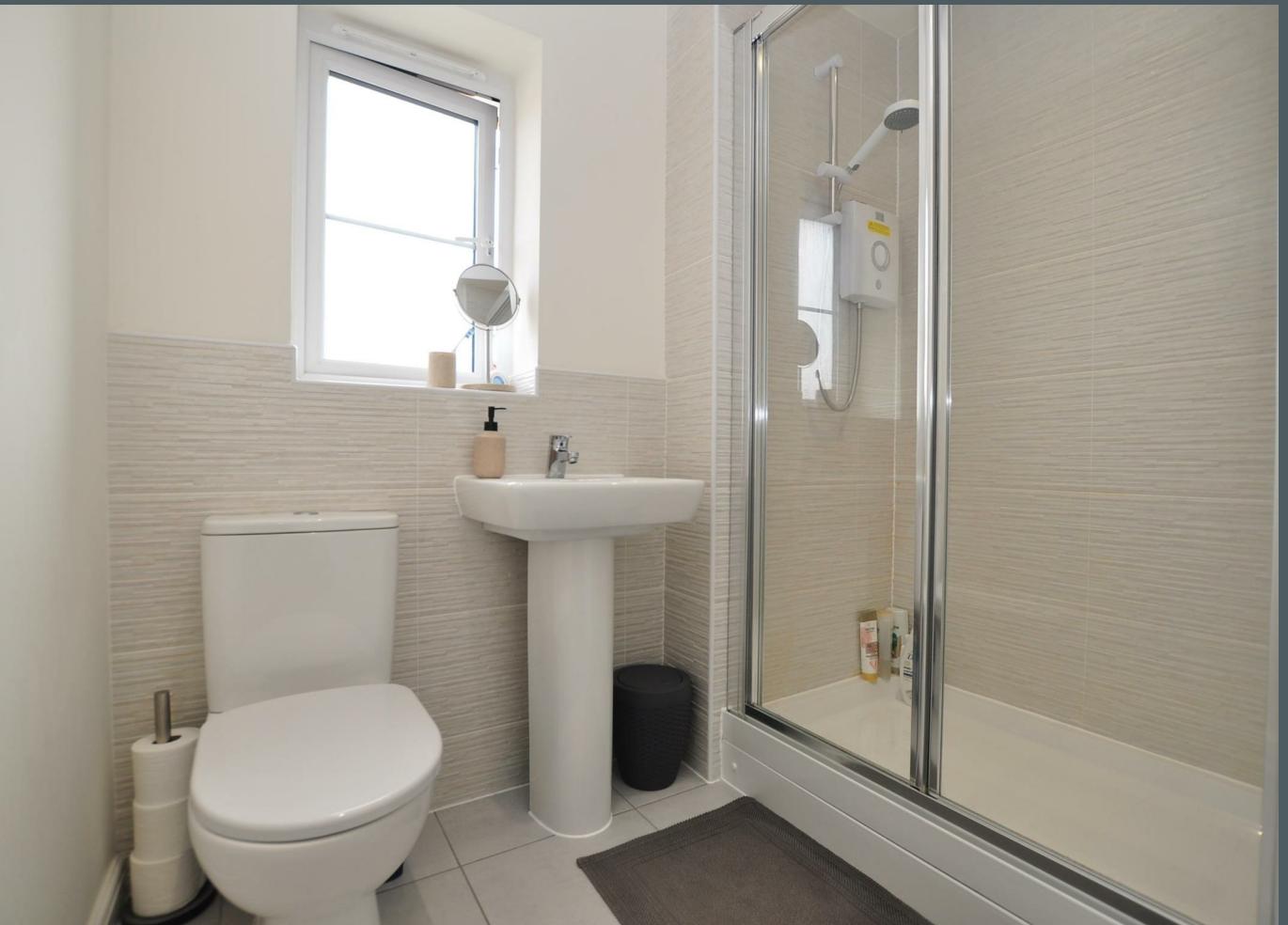
Via a slabbed pathway leading to front door, tarmac driveway to side, lawn garden to either side wrapping around the property and having mature plant bedding to the boundary.

## Entrance hall

Tiled flooring, doors radiating to lounge, kitchen diner, downstairs w.c. and storage rooms, stairs to first floor accommodation.

## Lounge 17'4" x 12'5" (5.3 x 3.8)

Two double glazed windows to side, French doors to rear garden, central heating radiator, t.v. point.









### **Kitchen diner 11'9" x 15'5" (3.6 x 4.7)**

Range of wall and base units, two double glazed windows to front, central heating radiator, integrated fridge and freezer, oven, extractor fan, four ring gas hob, stainless steel sink unit and drainer, tiled floor, complementary splashbacks, French door to rear garden, spotlights, extractor fan, double glazed window to rear garden, integrated slim line dishwasher.

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

Central heating radiator, w.c., wash hand basin with mixer taps, complementary splashbacks, extractor fan, tiled floor.

### **First floor landing**

Central heating radiator, double glazed windows to side, access to loft space, built in storage cupboard.

### **Bedroom one 11'9" max 3'11" min x 14'9" max 9'6" min (3.6 max 1.2 min x 4.5 max 2.9 min)**

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

### **Bedroom two 11'5" max 8'6" min x 11'9" max 4'3" min (3.5 max 2.6 min x 3.6 max 1.3 min)**

Double glazed window to side, central heating radiator.

### **Bedroom three 8'6" x 7'2" (2.6 x 2.2)**

Double glazed window to side, central heating radiator.

### **House bathroom**

Panelled bath, shower over, wash hand basin, mixer tap, w.c., heated towel rail, tiled floor, part tiled walls, double glazed obscured window to front, spotlights, extractor fan.

### **En-suite**

Enclosed shower, w.c., wash hand basin with mixer tap, double glazed obscured window to front, tiled floor, extractor fan, spotlights, heated towel rail.

### **Rear garden**

There is a combination of slabbed patio area and lawned garden with pedestrian access to driveway.

### **Separate garage**

Up and over garage door.

### **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. We are advised that there is a service charge of £148.00 per annum.

### **Council Tax Banding**

Tax Band is

### **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.