



138 Lodgefield Road
Halesowen,
West Midlands B62 8TN

Offers In Excess Of £325,000

...doing things differently

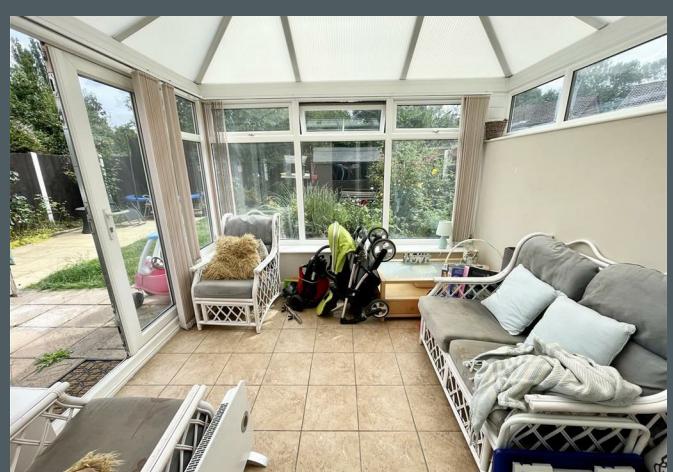


A WELL PRESENTED THREE BEDROOM DETACHED PROPERTY SITUATED ON THE EVER POPULAR LODGEFIELD ESTATE. This family home benefits from no upward chain and being easily positioned down a secure drive off Lodgefield Road and is located within close proximity to many local amenities, schools and transport links. There is also the possibility of an extension over the garage, subject to usual planning approval and regulations. CS 10/8/22 V1 EPC=D



Lex Allan Grove loves...
the modern kitchen area







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 with space for multiple vehicles, pleasant front garden leading to front door with part obscured stained glass and leading to welcoming entrance hallway.











Welcoming entrance hallway

Under stairs storage, access to downstairs w.c.

Downstairs w.c.

Stainless steel towel radiator, vanity unit with hand wash basin and mixer tap, w.c., obscured double glazed window.

Lounge 13'1" x 11'5" (4.0 x 3.5)

Double glazed bay window to front with fitted wooden shutters, coving to ceiling, central heating radiator.

Open plan kitchen diner 21'7" x 9'10" max 8'10" min (6.6 x 3.0 max 2.7 min)

Running across the rear of the home giving plenty of space to socialise and cook. The Howdons kitchen has ample wall and base units allowing for plenty of storage as well as housing integrated dishwasher and bins, roll top work surfaces incorporating breakfast bar space, space for

American style fridge freezer, double oven and four ring gas hob with extractor hood, moulded sink with modern swivel spout mixer tap, modern vertical central heating radiator, double glazed window to rear, door to utility room and double glazed patio door to conservatory. The smart lighting can be activated via Alexa or your phone.

Utility room

With wall and base units, roll top work surfaces, stainless steel sink and mixer tap, plumbing for automatic washing machine and space for tumble dryer, double glazed window to rear, part obscured glass door to rear garden and internal door to garage.

Conservatory 8'10" x 9'6" (2.7 x 2.9)

Having tiled flooring, double glazed windows to surround and doors to rear garden.

First floor landing

Gives access to airing cupboard with ample storage and shelving, access to part boarded loft space and doors radiating to:

Bedroom one 11'9" x 10'2" max 8'2" min (3.6 x 3.1 max 2.5 min)

Double glazed leaded window to front, central heating radiator, fitted wardrobes with additional shelving unit and benefits from smart lighting.

Bedroom two 11'5" x 9'2" min 11'5" max (3.5 x 2.8 min 3.5 max)

Double glazed window to rear, central heating radiator.

Bedroom three 6'2" x 9'2" max 7'10" min (1.9 x 2.8 max 2.4 min)

Coving to ceiling, central heating radiator, double glazed window to front, storage cupboard with shelving.

Bathroom

Obscured double glazed window to rear, central heating radiator, w.c., pedestal sink and shower cubicle with electric shower, bath with adjustable shower head and being able to use from the taps.

Rear garden

The garden is laid mainly to lawn with raised planted beds and patio area, timber garden storage shed, side gated access to front.

Garage

The garage provides additional storage space and houses the central heating boiler.

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 D.

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.