



27 Springfield Drive
Halesowen,
West Midlands B62 8EU
Guide Price £365,000

...doing things differently



LEX ALLAN GROVE ARE PROUD TO PRESENT THIS EXCEPTIONAL THREE BEDROOM DETACHED PROPERTY WHICH HAS BEEN RENOVATED TO A HIGH SPECIFICATION. Situated on the ever popular Springfield Drive in Halesowen and has been completely refurbished, extended and modernised boasting move in ready accommodation. This great home benefits from having an extended kitchen diner, three generously sized bedrooms and a modern low maintenance rear garden. This modern detached home comprises of entrance hall, good sized lounge and extended kitchen diner, utility room and downstairs w.c. On the first floor there are three bedrooms and house bathroom. For all viewing enquiries please contact the Halesowen office on 0121 550 5400. TB 20/5/22 V5 EPC=D



Lex Allan Grove loves...
the high standard finish







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 tarmac driveway leading to front door.

Entrance hall

Stairs to first floor accommodation, central heating radiator, double glazed frosted window to side, double glazed windows to front, spotlights, under stairs store cupboard, door to lounge and downstairs w.c.











Lounge 26'2" x 10'9" (8.0 x 3.3)

Electric ornamental fireplace, t.v. point, two central heating radiators, spotlights, bifolding doors leading to kitchen diner, double glazed bay window to front.

Kitchen diner 12'9" x 16'0" (3.9 x 4.9)

Range of wall and base units, centre island with storage beneath, two integrated ovens, microwave, dishwasher, fridge and freezer, spotlights, two skylights, built in hob, extractor fan, sink unit, walls part tiled, bifolding doors leading to rear garden, central heating radiator.

Utility room 3'11" x 5'6" (1.2 x 1.7)

Base and wall units, sink unit and drainer, walls part tiled, cupboard housing combination boiler.

Downstairs w.c.

With w.c., wash hand basin with mixer tap and storage beneath, heated towel rail, double glazed frosted window to side, walls part tiled, extractor fan, spotlights.

First floor landing

Wall mounted lights leading up the stairs, double glazed window to side, access to loft space.

Bedroom one 11'5" x 10'5" (3.5 x 3.2)

Double glazed bay window to rear, central heating radiator, spotlights.

Bedroom two 14'5" x 10'5" (4.4 x 3.2)

Double glazed bay window to front, central heating radiator.

Bedroom three 7'10" x 5'10" (2.4 x 1.8)

Double glazed window to rear, spotlights, central heating radiator.

House bathroom

Heated towel rail, w.c., panelled bath with shower over and body jets, walls fully tiled, double glazed frosted window to side, wash hand basin with storage beneath, mixer taps, spotlights and extractor fan.

Rear garden

Slabbed patio area with step leading to further slabbed pathway leading to the rear of the garden, centre lawn area and further patio area to the rear with a slate chipping boundary.



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.



SPRINGFIELD DRIVE, B62 8EU

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

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

**LexAllan
Grove**

local knowledge exceptional service