



81 Golden Orchard
Halesowen,
West Midlands B62 8TR
Guide Price £400,000

...doing things differently



OFFERING NO UPWARD CHAIN THIS FANTASTIC FOUR DOUBLE BEDROOM DETACHED FAMILY HOME IS LOCATED ON THE POPULAR CUL DE SAC OF GOLDEN ORCHARD. This beautifully presented property was constructed in 2015 and boasts move in ready accommodation and has spacious living internally and is within a good catchment area for schools with a variety of amenities nearby. This family home briefly comprises of entrance area, lounge, dining room, kitchen, utility area, downstairs w.c., conservatory, four bedrooms, house bathroom and en-suite. For all viewing enquires please contact the Halesowen office on 0121 550 5400. TB 16/11/22 V2 EPC=C



Lex Allan Grove loves...
the beautifully presented
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 block paved driveway with gravelled garden to side with mature hedging to its boundary.

Entrance area

Stairs to first floor accommodation, central heating radiator, door to:

Lounge 14'9" x 12'5" max 11'5" min (4.5 x 3.8 max 3.5 min)

Double glazed window to front, t.v. point, under stairs storage cupboard, archway to dining room, central heating radiator.



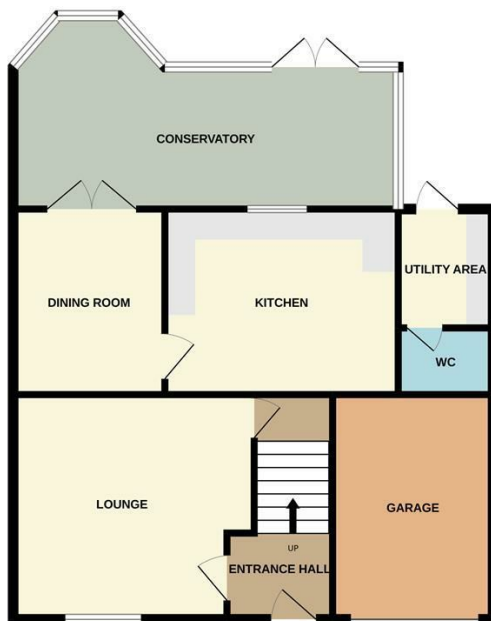








GROUND FLOOR



1ST FLOOR



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.
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Dining room 11'1" x 8'2" (3.4 x 2.5)

Door to kitchen, double glazed French doors to conservatory, central heating radiator.

Kitchen 11'5" max 10'2" min x 12'1" (3.5 max 3.1 min x 3.7)

Range of wall and base units, stainless steel sink unit and drainer, four ring gas hob, integrated oven, central heating radiator, double glazed window to rear, archway to utility area, extractor fan.

Utility area 6'2" x 5'2" (1.9 x 1.6)

Base units, door to downstairs w.c., plumbing for washing machine, door to rear garden, double glazed window to side, central heating radiator, central heating boiler.

Downstairs w.c.

Having w.c., wash hand basin and mixer tap, central heating radiator, splashbacks, double glazed obscured window to side.

Conservatory 11'5" max 6'6" min x 18'8" (3.5 max 2.0 min x 5.7)

Dwarf brick construction with double glazed window surrounding, fan light, wall mounted electric heater, double glazed French doors to rear garden.

First floor landing

Built in storage cupboard, access to loft space and doors radiating to:

Bedroom one 12'5" x 9'6" (3.8 x 2.9)

Double glazed window to rear, central heating radiator, built in wardrobe and storage space, door to en-suite.

Bedroom two 11'5" min 13'5" max x 10'2" (3.5 min 4.1 max x 3.1)

Double glazed window to front, central heating radiator, t.v. point.

Bedroom three 10'2" max 8'6" min x 11'5" (3.1 max 2.6 min x 3.5)

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

Bedroom four 9'10" x 9'2" (3.0 x 2.8)

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

Bathroom

Panelled bath with waterfall shower over, wash hand basin with mixer tap, central heating radiator, double glazed obscured window to front, part tiled walls, complementary splashbacks, shaver point, extractor fan.

En-suite

Enclosed shower, w.c., wash hand basin with mixer tap, double glazed obscured window to side, part tiled walls, extractor fan, shaver point, complementary splashbacks.

Rear garden

There is a part slabbed and part gravelled patio area with pathway leading throughout the garden, step up to lawn with sleepers and mature planted bedding and shrubbery to surround, timber constructed shed at rear.

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 maintenance fee payable every six months of £91.00 for the upkeep of communal gardens.

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.

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.

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