



38 Waxland Road  
Halesowen,  
West Midlands B63 3DW  
*Price £300,000*

*...doing things differently*



A spacious two bedroomed detached bungalow in a very respected location being offered with NO UPWARD CHAIN! The property is located within walking distance of Halesowen town centre and within a five minute drive to Clent Hills and Junction 3 of the M5. The property comprises of a welcoming reception hall, two reception rooms, kitchen, two bedrooms, shower room, veranda, utility area and pantry. The property further offers off road parking, side access to rear and a spacious rear garden. JE V1 21/06/2023 EPC=E







### 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. Leasowes Park is thought to be one of the first natural landscaped gardens in England. Certain areas of the town have retained a certain number 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's bus station is a busy interchange and a regular service runs to Birmingham City Centre.

### Approach

Via paved driveway with steps leading to front lawn, mature shrubbery, access to side via gate to rear, further steps leading to glazed door which in turn leads to:

### Enclosed porch

glazed panelled door to:

### Reception hallway

Central heating radiator, picture rail.



**Reception room one 12'1" into bay 10'9" min x 11'9" max 11'5" min (3.7 into bay 3.3 min x 3.6 max 3.5 min)**

Double glazed bay window to front, two central heating radiators, picture rail, feature electric fireplace.

**Reception room two 13'5" into bay 12'1" min x 11'5" max 11'1" min (4.1 into bay 3.7 min x 3.5 max 3.4 min)**

Double glazed bay window to front, double glazed window to side, picture rail, central heating radiator, feature electric fire with tiled fireplace surround.

**Kitchen 11'5" max 11'1" min x 10'2" (3.5 max 3.4 min x 3.1)**

Coving to ceiling, glazed window to rear, central heating radiator, picture rail, range of matching wall and base units, roll top surfaces, gas cooker and four ring gas hob, extractor fan, stainless steel sink with drainer, space for fridge, door leading to verandah.

**Verandah 18'4" x 6'2" (5.6 x 1.9)**

Double glazed window to rear, double glazed window to side, central heating radiator, base units, plumbing for washing machine, glazed door to rear garden.

**Utility 5'10" x 3'3" (1.8 x 1.0)**

Double glazed window to rear, central heating boiler, space for washer/dryer.

**Pantry 7'10" x 2'11" (2.4 x 0.9)**

Double glazed window to side, shelved storage.

**Bedroom one 9'2" x 9'6" (2.8 x 2.9)**

Glazed window to rear, central heating radiator, picture rail.

**Bedroom two 10'2" x 6'2" (3.1 x 1.9)**

Glazed window to rear, central heating radiator, picture rail.

**Inner lobby**

Central heating radiator, access to loft.

**Shower room**

Double glazed window to side, central heating radiator, part tiled walls, walk in shower, pedestal wash hand basin, low level flush w.c.

**Rear garden**

Slabbed patio area leading round to side access to front, steps leading to shaped lawn, mature shrubbery and plant bed borders, pathway leading to 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.

**Council Tax Banding**

Tax Band is C

**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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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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