



142 Apperley Way  
Halesowen,  
West Midlands B63 2XS

*Offers In The Region Of £240,000*

*...doing things differently*



A MUST SEE WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY. Situated on the desirable Apperley Way in Halesowen and has a low maintenance rear garden, DOUBLE GARAGE and off road parking. The property boasts move in ready accommodation and comprises of entrance porch, lounge, kitchen diner, utility/conservatory, three bedrooms, house bathroom and boarded loft with light and ladder. Viewing is highly recommended. DH 16/1/23 V1 EPC=C

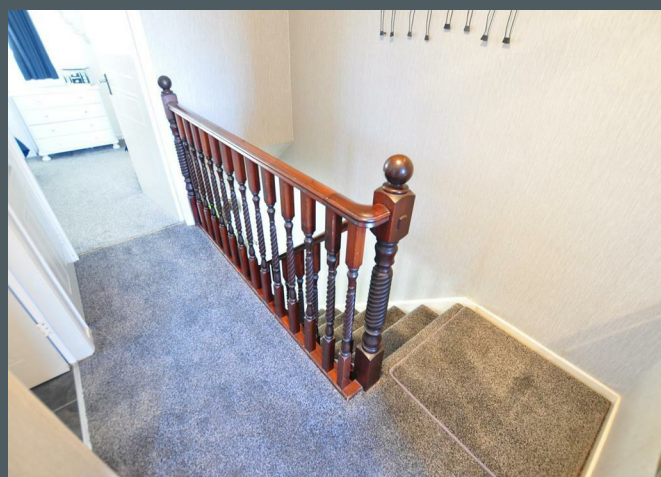


*Lex Allan Grove loves...*













### 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.

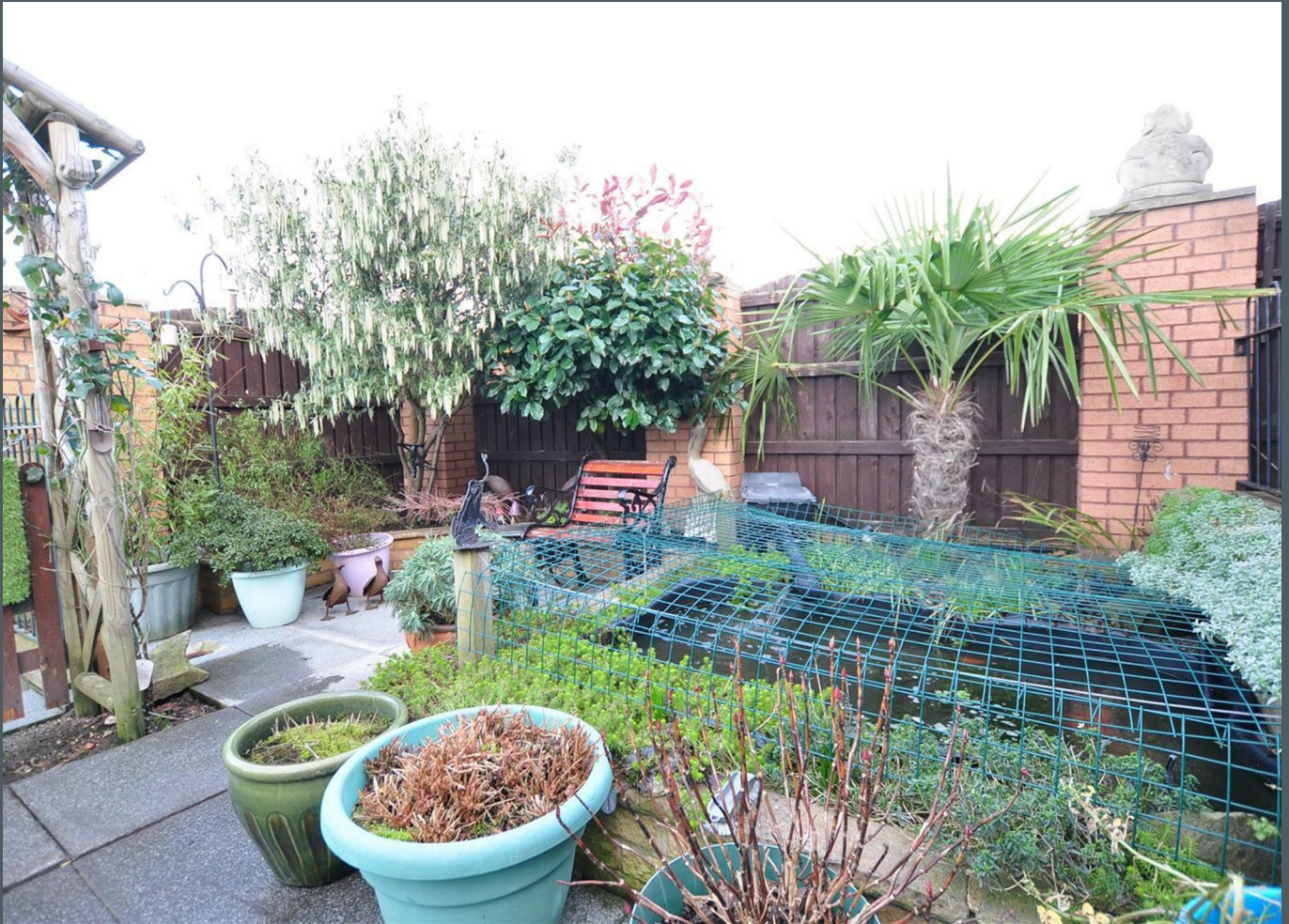
### Approach

Via a slabbed and block paved pathway leading to front door, complemented by a gravelled front garden and off road parking to the side with side access to rear garden.

### Entrance porch

Double glazed door and matching side frame, cupboard housing electric meter and gives access to:





**Lounge 16'4" x 13'5" including stairs (5.0 x 4.1 including stairs)**

Having t.v. point, double glazed bow window to front, stairs to first floor accommodation, coving to ceiling, two central heating radiators.

**Kitchen diner 13'5" x 9'10" (4.1 x 3.0)**

Range of wall and base units, extractor fan, walls part tiled, stainless steel sink unit and drainer, oven and hob, combination boiler, double glazed window to rear, central heating radiator, sliding patio door to conservatory.

**Utility/conservatory 8'6" x 6'6" (2.6 x 2.0)**

Plumbing for washing machine, double glazed windows to rear and side central heating radiator, glass roof, tiled floor, double glazed door to rear garden.

**First floor landing**

Access via ladder to boarded loft space with lighting and useful airing cupboard.

**Bedroom one 11'5" plus wardrobes 10'2" min plus cupboard x 8'1" (3.5 plus wardrobes 3.1 min plus cupboard x 2.7)**

Built in wardrobe and storage space, central heating radiator, double glazed window to front and coving to ceiling.

**Bedroom two 11'1" to rear of wardrobe x 7'2" (3.4 to rear of wardrobe x 2.2)**

Double glazed window to rear, central heating radiator.

**Bedroom three 8'2" x 5'10" (2.5 x 1.8)**

Central heating radiator, double glazed window to rear.

**House bathroom**

Panelled bath with shower over, fully tiled walls, w.c., wash hand basin, lino to floor, chrome heated towel rail, double glazed frosted window to side.

**Rear garden**

Slabbed patio area with steps leading down to further patio area, pond to side with mature plant bedding to surrounds, further steps lead down to double garage.

**Double garage 18'4" x 16'0" (5.6 x 4.9)**

Two up and over garage doors, window to side and having power and inspection pit.

**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.

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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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The network, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Lex Allan Grove 10000

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