



10 Pennant Drive
Halesowen,
West Midlands B63 2SG
Guide Price £220,000

...doing things differently

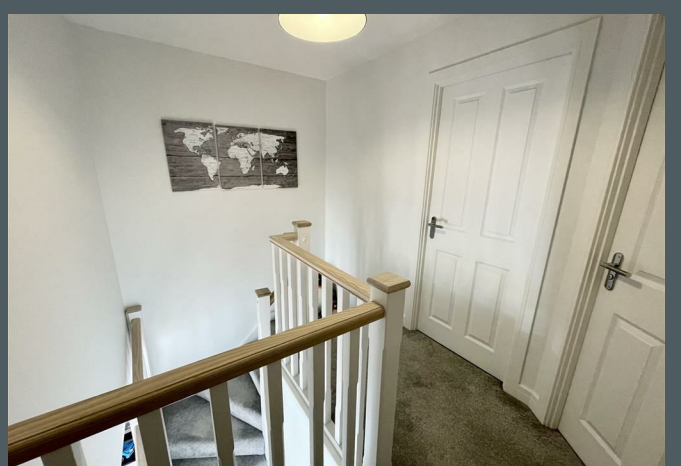


A MODERN AND WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE. Benefitting from being located just a stones throw away from Corngreaves Nature Reserve and being near to good transport links. The property comprises of kitchen diner, downstairs w.c., lounge, loft space, rear garden and off road allocated parking for two vehicles. Situated in Pennant Drive which was built in 2020. CS 13/7/22 V1 EPC=B



Lex Allan Grove loves...
low maintenance rear
garden







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 slabbed pathway leading to front door with gravel garden surrounding.

Entrance hall

Central heating radiator, tiled flooring.

Kitchen diner 8'6" x 8'2" (2.6 x 2.5)

Double glazed window to front, central heating radiator, range of modern wall and base units, stainless steel sink with drainer and mixer tap, oven, four ring gas hob and extractor hood, integrated fridge freezer and washer dryer, custom built table and bench for dining.

Bright living room 12'9" x 13'9" (3.9 x 4.2)

Having French doors to rear, central heating radiator, custom built media wall with under stairs storage cupboard. Stairs to first floor accommodation.

Downstairs w.c.

With built in storage, w.c., wash hand basin with mixer tap, obscured double glazed window to side.

First floor landing

With doors radiating to:

Master bedroom 10'2" x 12'9" (3.1 x 3.9)

Fitted wardrobes, drawers, central heating radiator, double glazed window to rear.

Bedroom two 7'6" x 8'2" (2.3 x 2.5)

Fitted wardrobes, central heating radiator, double glazed window to front.

Bathroom

Tiled flooring, tiling to splashback areas, central heating towel radiator, pedestal wash hand basin with mixer tap, bath with shower over, w.c., obscured double glazed window to front. The storage cupboard has been converted to house the ladder providing access to the loft.

Loft space

Double glazed window to side, built in drawer storage with further storage into the eaves.

Pleasant rear garden

Has paved patio area, decking, astro turf, gravelled pathway, side access and fencing to boundaries.

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 B.

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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