



61 Blackberry Lane
Halesowen,
West Midlands B63 4NY
Guide Price £200,000

...doing things differently



"Ideal first time buy" Located at this well established and convenient residential address located within walking distance to Halesowen town centre. This two bedroom mid terraced house simply must be viewed to be appreciated. Having been much improved by the current owners the property now offers "move-in ready" accommodation to comprise of entrance porch, two reception rooms, inner lobby, kitchen, study, two bedrooms, family bathroom and a low maintenance garden to rear. JE V2 8/09/2023 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 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 front courtyard with railings to side, double glazed panelled door leading to:

Porch

Tiled floor, double glazed window to side, door to:

Dining room 11'9" x 11'5" max 10'9" min (3.6 x 3.5 max 3.3 min)

Double glazed window to front, central heating radiator, spotlights to ceiling, coving to ceiling.







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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Lounge 11'9" x 11'5" max 10'9" min (3.6 x 3.5 max 3.3 min)

Coving to ceiling, spotlights, dado rail, central heating radiator, double glazed window to rear, door to under stairs storage cupboard, feature electric fire with decorative fireplace surround.

Inner lobby 7'10" x 4'3" (2.4 x 1.3)

Spotlights to ceiling, central heating radiator, panelled door to rear garden with matching side frames, opening into:

Kitchen 11'5" x 7'2" (3.5 x 2.2)

Double glazed window to side, central heating radiator, spotlights to ceiling, part tiled walls, range of matching wall and base units, plumbing for washing machine, space for fridge, stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood and access to study.

Study 6'2" x 6'10" (1.9 x 2.1)

Double glazed window to rear, double glazed window to side, central heating radiator, spotlights to ceiling.

First floor landing

Spotlights to ceiling, doors giving access to two bedrooms and family bathroom.

Bedroom one 11'9" max 10'9" min x 11'9" (3.6 max 3.3 min x 3.6)

Double glazed window to front, spotlights to ceiling, coving to ceiling, central heating radiator.

Bedroom two 12'1" max 10'9" min x 11'9" (3.7 max 3.3 min x 3.6)

Double glazed window to rear, coving to ceiling, central heating radiator, door to storage cupboard giving access to loft.

Bathroom

Coving to ceiling, spotlights to ceiling, double glazed obscured window to rear, towel radiator, part tiled walls, storage cupboard with shelving housing central heating boiler, panelled bath with telephone style shower had over, shower cubicle, pedestal wash hand basin, low level flush w.c.,

Rear garden

Slabbed patio area, brick and fence boundaries, steps leading to lawn, plant bed borders, side gate access to front.

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.

18 Hagley Road, Halesowen, West Midlands, B63 4RG

info@lexallanandgrove.com

0121 550 5400

www.lexallanandgrove.com

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