



2a Tanhouse Lane  
Halesowen,  
West Midlands B63 2JF

*Offers In The Region Of £295,000*

*...doing things differently*



Lex Allan Grove are proud to present a three bedroomed detached family home offering spacious accommodation throughout. The property comprises of entrance porch, lounge, dining room, kitchen/breakfast room, conservatory with far reaching views, three bedrooms, family bathroom, rear garden and two garages offering two further storage rooms. Internal viewings highly recommended. JE V1 24/10/2023.













### **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 tarmacadam driveway providing parking and access to two garages, side gate access to rear via both sides of property, fore garden with planted beds and steps to:

### **Entrance porch**

Double glazed panelled composite front door to:

















#### **Reception hall**

Central heating radiator, door to under stairs storage cupboard housing central heating boiler, doors radiating to lounge and kitchen, stairs to first floor accommodation.

#### **Lounge 12'5" x 12'9" (3.8 x 3.9)**

Coving to ceiling, double glazed box bay window to front, central heating radiator, feature electric fireplace with hearth.

#### **Dining room 11'5" x 10'2" (3.5 x 3.1)**

Coving to ceiling, central heating radiator, double glazed patio doors to rear.

#### **Breakfast kitchen 18'4" x 8'10" max 6'10" min (5.6 x 2.7 max 2.1 min)**

Dual aspect double glazed window to rear and side, part tiled walls, tiled floor, stainless steel sink with mixer tap and drainer, plumbing for washing machine, space for dryer, dishwasher, fridge and freezer, built in storage cupboard, space for wine rack, breakfast bar area, double glazed obscured door to conservatory.

#### **Conservatory 9'2" x 8'2" (2.8 x 2.5)**

Dual aspect double glazed window to rear and side, double glazed door to rear, central heating radiator.

#### **First floor landing**

Double glazed window to side, access to loft, doors radiating to:

#### **Bedroom one 12'5" x 10'2" (3.8 x 3.1)**

Double glazed window to front, central heating radiator.

#### **Bedroom two 11'5" x 10'2" max 8'2" min (3.5 x 3.1 max 2.5 min)**

Double glazed window to rear, central heating radiator, fitted wardrobes.

#### **Bedroom three 8'10" max 5'10" min x 8'10" (2.7 max 1.8 min x 2.7)**

Double glazed window to front, central heating radiator, fitted wardrobes, stair bulk head. Please note that there is limited floor space in this room due to the stair bulk head.

#### **Bathroom**

Double glazed obscured window to rear, central heating radiator, part tiled walls, corner panelled bath with mixer tap over, shower cubicle with mixer tap and drench shower head over and additional hand held shower, low level flush w.c., pedestal wash hand basin, wall mounted storage cupboard.



### **Rear garden**

Stone chipping patio area, block paved borders, raised wall boundaries, lawn, garden shed to rear, steps down to slabbed patio area, mature shrubs, access to front via both sides of the property.

### **Garage one 24'3" x 12'9" (7.4 x 3.9)**

Up and over door, work bench, lighting and electrics, double opening doors to two storage rooms.

### **Storage room one 13'9" x 5'10" (4.2 x 1.8)**

Lighting and electrics.

### **Storage room two 9'10" x 5'10" (3.0 x 1.8)**

Lighting and electrics.

### **Garage two 24'11" x 9'6" (7.6 x 2.9)**

Electric opening doors, three double glazed windows to side, lighting and electrics.

### **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.

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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