



129 Mill Lane
Birmingham,
B32 3BB

Offers In The Region Of £190,000

...doing things differently



A three bedroom terraced property with off road parking, entrance hall, kitchen, through lounge diner, three bedrooms, gas central heating. DAG 17/3/23 V1 EPC=C





Location

Quinton lies in the western suburbs of Birmingham Metropolitan Borough adjacent the suburbs of Harborne and Bartley Green and is separated from Halesowen and the rest of the Black Country by the M5 motorway. Once a small village on the outskirts of Halesowen parish it was eventually incorporated into Birmingham Borough Council in 1909. During the 1930's Quinton underwent extensive development and the area today is predominately traditional bay front semi-detached and detached houses alongside Local Authority housing built around the same time, the majority of which has been purchased by private owners over the years. It luckily escaped factory development following objections by the residents of Edgbaston.

The stunning Art Deco cinema on Hagley Road provides it most well known landmarks. Originally opened as the Danilo it has an interesting history. During WW2 it housed an anti-aircraft battery and was a base for the Home Guard. It has been a venue for live music playing host to the likes of Billy Fury and Marty Wilde today is owned by Reel and continues as a traditional Cinema.

The proximity to the M5 motorway provides easy access to the greater West Midlands motorway network. It is also well served by local buses to both Birmingham and Halesowen. Birmingham City centre is a mere 15 to 20 min drive. Woodgate Valley Country Park to the south of Quinton is a 450 acre area of countryside and nature reserve through which the Bournbrook flows. Apart from ample walks the park also has an urban farm, pony trekking and a play park. Just outside of Quinton is Bartley Reservoir home to Bartley Sailing Club. The parade of shops along The Hagley Road provides an extensive selection of local shops including hairdressers, pharmacy, convenience stores, take-aways, restaurants and banks. There are two supermarkets with a Tesco on Ridgacre Road and an Asda on Hagley Road West.

The traditional houses of Quinton are highly sought after with popular roads such as White Road and Ridgacre Road West a firm favourite with families. The 1970's Chichester Drive Estate is also popular for buyers looking for more affordable houses for sale in Quinton.

Approach

Via block paved driveway, door leading to:

Entrance hall

Having stairs to first floor accommodation, door to:

Lounge 11'5" max 8'10" min x 21'3" (3.5 max 2.7 min x 6.5)

Double glazed window to front, gas fire point, t.v. point, coving to ceiling, open plan entrance to dining area with patio door to rear.

Kitchen 9'10" x 8'6" (3.0 x 2.6)

Double glazed window to rear, sink with drainer and mixer tap, plumbing for automatic washing machine, space for appliances, gas hob with oven beneath, filter hood, central heating boiler, wall and base units with roll top work surfaces over, door to side.

First floor landing

Having doors radiating to:

Bedroom one 14'9" x 9'10" (4.5 x 3.0)

Two double glazed windows to front, central heating radiator.

Bedroom two 11'5" x 11'5" (3.5 x 3.5)

Double glazed window to rear, central heating radiator.

Bedroom three 6'10" x 11'9" (2.1 x 3.6)

Window to front, storage cupboard, central heating radiator.

Family bathroom

Corner bath, w.c., pedestal wash hand basin, central heating radiator, shower cubicle.

Garden area to 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 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.

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.

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

info@lexallanandgrove.com

0121 550 5400

www.lexallanandgrove.com

**LexAllan
Grove**

local knowledge exceptional service