



6 The Lawley
Halesowen,
West Midlands B63 1JB
Price Guide £410,000

...doing things differently



'SPACIOUS FOUR BED FAMILY HOME' This four bedroom detached property situated towards the end of a highly sought after cul de sac boasts move in ready accommodation throughout. The property itself briefly comprises of driveway to front giving access to garage, porch, entrance hall, lounge, dining room, kitchen, downstairs w.c., spacious conservatory, four good size bedrooms, master with en-suite, as well as further house bathroom, finally a well presented rear garden makes this property a must view. There is a property information pack available on this property. LA 25/11/2021 V6



Lex Allan Grove loves...
The popular location.







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 block paved driveway offering parking for a number of cars with gravelled beds of a variety of plants and shrubs.

Porch

With double glazed window and door to front leading on to;

Entrance Hall

With central heating radiator, door to front and stairs leading to first floor accommodation.











Lounge 11'5" x 14'9" (min) 18'4" (max) (3.5 x 4.5 (min) 5.6 (max))

With double glazed window to front, feature fire and central heating radiator.

Dining Room 11'9" x 10'5" (3.6 x 3.2)

With double glazed doors to rear and central heating radiator.

Kitchen 9'6" (min) 10'5" (max) x 14'9" (2.9 (min) 3.2 (max) x 4.5)

Double glazed window and door to rear, tiled flooring and splashbacks, a range of wall and base units with work surface over, incorporating sink with mixer tap, ceramic hob with extractor hood over, breakfast bar unit, integrated oven, microwave and dishwasher, cupboard off.

Downstairs w.c.

With low level w.c., wash hand basin, double glazed window to side and tiling to splashbacks.

Garage 14'1" x 8'2" (4.3 x 2.5)

With electric roller door to front, housing combi boiler.

Conservatory 27'10" x 8'6" (min) 13'5" (max) (8.5 x 2.6 (min) 4.1 (max))

With double glazed window and doors, tiled flooring and central heating radiator.

First Floor Landing

With access to loft space, cupboard off and doors radiating to;

Bedroom One 6'2" (min) 8'2" (max) x 18'4" (1.9 (min) 2.5 (max) x 5.6)

With double glazed window to front, central heating radiator and built in wardrobe.

Ensuite Bathroom

Bath with mixer tap over, heated towel rail, double glazed window to rear, low level w.c., wash hand basin with storage below, tiled walls and extractor fan.

Bedroom Two 9'10" x 12'5" (3.0 x 3.8)

With double glazed window to rear and central heating radiator.

Bedroom Three 12'9" x 10'5" (3.9 x 3.2)

With double glazed window to front and central heating radiator.

Bedroom Four 6'10" x 9'10"(max)6'2"(min) (2.1 x 3.0(max)1.9(min))

With double glazed window to front and central heating radiator.

House Bathroom

With shower enclosure incorporating shower head, central heating radiator, low level w.c., wash hand basin with mixer tap over and storage below, double glazed window to rear and extractor fan.

Rear Garden

With lawned area, slabbed patio area, beds with plants and shrubs, gravelled border, all with fencing to enclose.

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.

Council Tax Banding

Tax Band is D

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