



25B Banners Lane  
Halesowen,  
West Midlands B63 2AX  
Guide Price £190,000

*...doing things differently*



BRILLIANT BUY ON BANNERS LANE. This three bedroom town house makes an ideal purchase for first time buyers and young families alike offering spacious accommodation in convenient location. The property itself comprises of parking area to front, entrance hall, kitchen, spacious lounge and downstairs w.c. To the first floor are two good sized bedrooms and house bathroom and to the top floor there is an attractive master bedroom with walk in wardrobe space and en-suite. With a low maintenance garden to the rear this property is a must view. LA 16/4/21V1 EPC=C



**Lex Allan Grove loves...**  
the spacious lounge











## 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 communal parking area to front with allocated space and visitor spaces.

## Entrance hall

With door to front, central heating radiator, cupboard off, stairs to first floor accommodation.

## Lounge 15'1" x 12'9" (4.6 x 3.9)

Double glazed window and door to rear, central heating radiator.

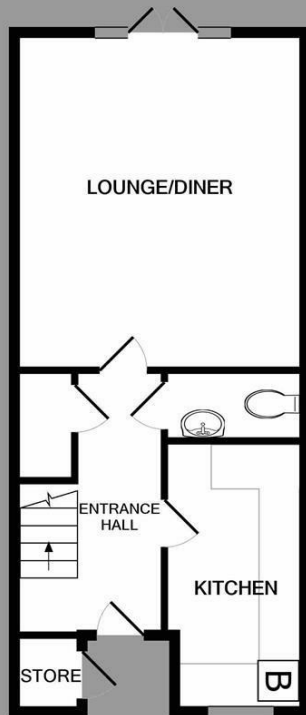




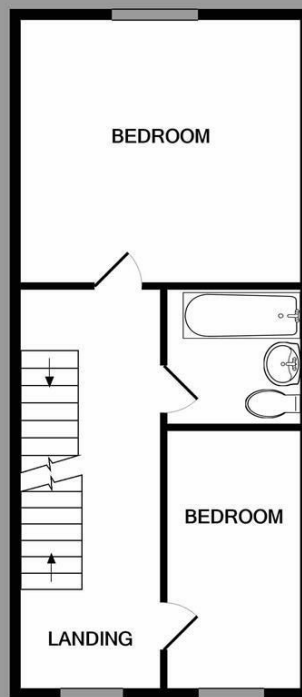




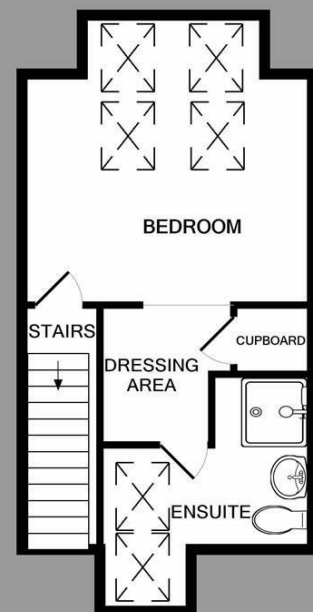




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### **Kitchen 12'1" x 6'2" (3.7 x 1.9)**

Double glazed window to front, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated double oven, space and plumbing for washing machine and dishwasher, splashbacks.

### **Downstairs w.c.**

With tiled flooring and splashbacks, low level w.c., wash hand basin, central heating radiator and extractor fan.

### **First floor landing**

Double glazed window to front, central heating radiator, doors radiating off to:

### **Bedroom two 12'1" x 12'9" (3.7 x 3.9)**

Double glazed window to rear, central heating radiator.

### **Bedroom three 6'2" x 11'9" (1.9 x 3.6)**

Double glazed window to front, central heating radiator.

### **House bathroom**

Central heating radiator, low level w.c., wash hand basin, bath, tiled flooring and splashbacks, extractor fan.

### **Bedroom one 12'9" x 10'2" (3.9 x 3.1)**

Sky lights, central heating radiator, cupboard and wardrobe space off.

### **En-suite**

Tiled flooring and splashbacks, sky lights, central heating radiator, low level w.c., wash hand basin, shower enclosure with shower over and extractor fan.

### **Rear garden**

With slabbed patio area, lawn, beds with plants, rear gate and 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. There is a £200.00 p.a. service charge for the upkeep of the grounds and parking area.

### **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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**LexAllan  
Grove**

**Lex Allan Grove Estate Agents**  
18 Hagley Road, Halesowen  
West Midlands B63 4RG

**0121 550 5400**  
**lexallangrove.com**  
**info@lexallangrove.com**