



7 Snowdon Grove  
Halesowen,  
B63 1JP

*Guide Price £210,000*

*...doing things differently*



A two/three bedroom end terraced property situated in a popular location in Halesowen on the Squirrels Estate having extensive accommodation with plenty of off road parking, large double garage with work shop, entrance hall, downstairs w.c., beautifully fitted open plan kitchen lounge area, outside covered patio arbour area with garden and further large storage outbuilding and vegetable plot. On the first floor there are three bedrooms, one currently being used as an upstairs lounge, spacious office/study space on landing, refitted shower room. Internal inspection highly recommended. DAG 3/1/234 V4







#### **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.



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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## Approach

Via extensive frontage with parking for numerous vehicles, door leading to:

### Entrance hall

Having central heating radiator, wooden flooring, door to downstairs w.c., stairs to first floor accommodation and continuation to extended open plan kitchen lounge area.

### Kitchen lounge area 12'9" max 9'6" min x 22'11" max 22'3" min (3.9 max 2.9 min x 7.0 max 6.8 min)

### Open plan kitchen lounge

Range of cream Shaker style range of wall and base units with work surfaces over, sink with plate wash mixer tap, space for eight ring Range style cooker, brick effect tiling to walls, filter hood, plumbing for dishwasher, breakfast bar, centre island with base units below, central heating radiator, ceramic tiled flooring, open plan entrance to lounge area having three double glazed windows to rear, double glazed French doors to covered arbour patio area, two large skylight windows flooding this area with light, central heating radiator, door from kitchen area to garage.

### Garage 14'5" x 26'10" (4.4 x 8.2)

Electrically operated roller shutter door giving access to this spacious work shop garage. Beyond the garage is a further work shop area being 1.9 x 3.2 and a second storage area being 2.4 x 2.1 with double glazed window to front, central heating radiator and plumbing for automatic washing machine.

### First floor landing

With useful study area, double glazed window to front and doors radiating to:

### Bedroom one/first floor lounge 13'1" x 10'2" (4.0 x 3.1)

Two windows to rear with far reaching views towards Cleat Hills, central heating radiator, wall mounted t.v. point. The current owner uses this room as a second lounge but would be ideal for a master bedroom.

### Bedroom two 10'5" max 9'6" min x 12'1" (3.2 max 2.9 min x 3.7)

Double glazed window to rear, central heating radiator.

### Bedroom three 10'2" x 9'2" (3.1 x 2.8)

Double glazed window to rear, central heating radiator.

### Shower room

Double glazed obscured window to front, pedestal wash hand basin, w.c., walk in double shower cubicle with drench shower head, complementary tiling to walls.

### Garden

Covered arbour patio area with trellis and entrance to lawn area with pathway leading through lawn and borders, gate giving access to picket fencing cordoned off area for raised flower/planted beds, steps leading down to secret garden area with hardstanding area with useful storage outbuildings.

### 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 A

### 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.