



73 Marshwood Croft
Halesowen,
B62 0EY

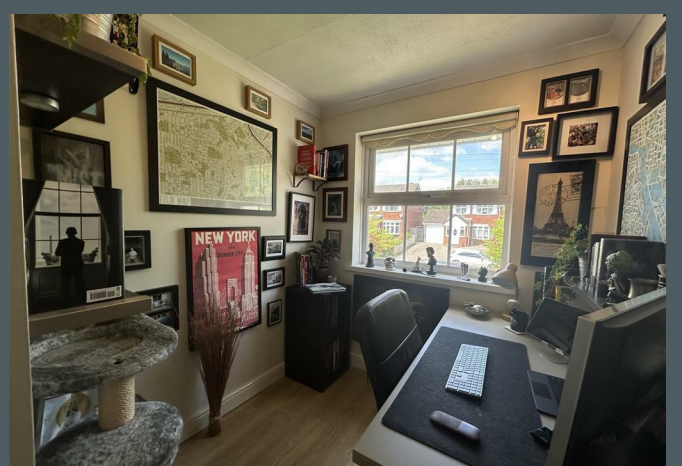
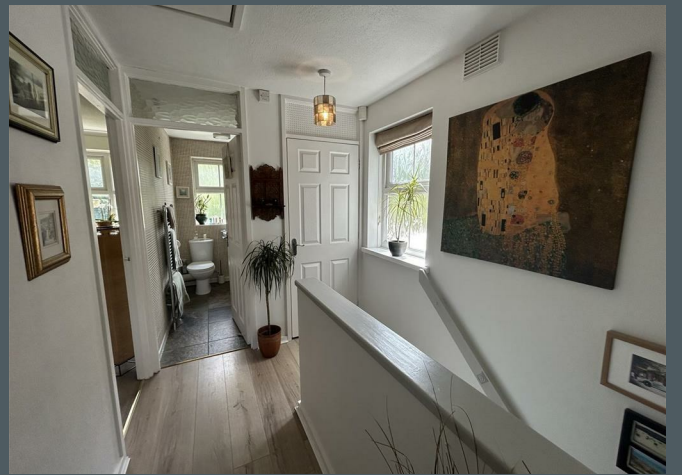
Offers In Excess Of £290,000

...doing things differently



A most superb beautifully presented and much improved three bedroomed link-detached family home. Being situated in a convenient and popular cul de sac location on an good sized plot with a stunning well maintained garden, driveway, garage and accommodation comprising entrance porch, hall, attractive lounge, fitted kitchen/diner, second reception, three bedrooms, family bathroom, gas central heating and double glazing. Viewing is essential to fully appreciate the quality of this home. JE 2/06/2023 V2 EPC=D







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 paved driveway, front lawn with brick borders, step leading to double glazed panelled door into:

Porch

Wooden effect flooring, double glazed window to side, door leading to garage, panelled door leading to:

Entrance hall

Stairs to first floor accommodation, central heating radiator, door giving access to lounge.

Lounge 15'1" x 11'9" (4.6 x 3.6)

Double glazed bay window to front, central heating radiator, t.v. point, feature fire with fireplace and surround, wood effect floor.

Kitchen diner

Double glazed door to rear, doors to pantry and second reception room, central heating radiator, range of wall and base units, roll top work surfaces,

one and a half bowl stainless steel sink unit with drainer and mixer tap, integrated oven/grill, five ring gas hob with chimney hood extractor, part tiled walls, integrated dishwasher.

Reception room two 8'6" x. 7'10" (2.6 x. 2.4)

Double glazed panelled door to rear, double glazed window to rear, central heating radiator, tiled floor, door leading to garage.

First floor landing

Double glazed obscured window to side, access to loft, door leading to shelved storage cupboard.

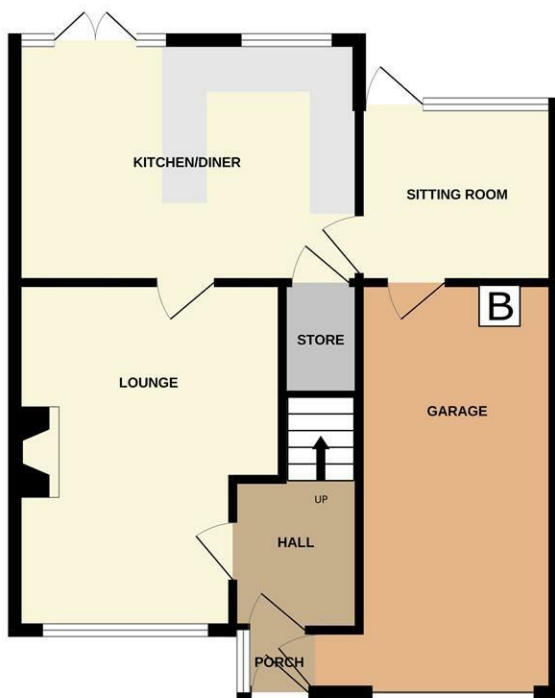
Bedroom one 13'1" x 8'2" (4.0 x 2.5)

Double glazed window to front, coving to ceiling, central heating radiator, fitted wardrobes.

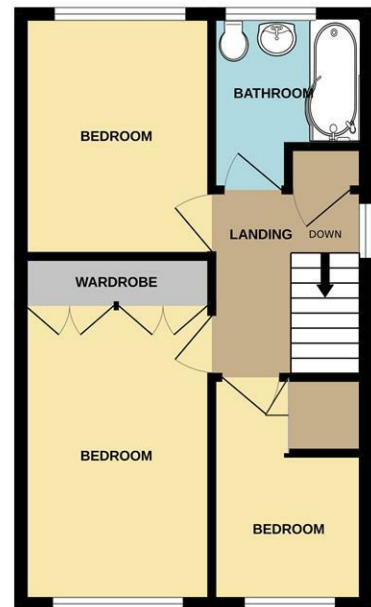
Bedroom two 8'2" x 10'9" (2.5 x 3.3)

Double glazed window to rear, coving to ceiling, central heating radiator.

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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Bedroom three 6'6" x 6'6" min 9'10" max (2.0 x 2.0 min 3.0 max)

Coving to ceiling, double glazed window to front, central heating radiator, large cupboard with hanging rail.

Bathroom

Double glazed obscured window to rear, tiled floor and walls, stainless steel towel rail, panelled bath with shower over, shower screen, low level flush w.c., pedestal wash hand basin with mixer tap.

Rear garden

Fence panel borders, slabbed patio area, steps leading down on to stone chippings, lawn, plant borders, mature shrubbery, greenhouse to the rear of the garden.

Garage

Up and over door.

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

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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