



7 Cherry Orchard Avenue  
Halesowen,  
West Midlands B63 3RY

*Guide Price £340,000*

*...doing things differently*



This beautifully presented and extended three bedroom family home on the popular Cherry Orchard is a must view with high quality accommodation through out. Situated in one of Halesowen's most popular addresses this three bedroom family home offers extensive ground floor accommodation with extended kitchen diner with open plan family room off, bipling doors leading to rear garden, downstairs shower room, three bedrooms and family bathroom, lounge and garage. Internal inspection highly recommended. LAG 16/02/2022 V1 EPC=C



**Lex Allan Grove loves...**  
the amazing kitchen  
living space to rear.







## 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 driveway with raised lawn to side, door to:

## Porch

Further door giving access to:

## Entrance Hall

Having boxed in central heating radiator, wood effect laminate flooring, stairs to first floor accommodation and door leading to :







#### **Lounge 12'5" x 12'9" (3.8 x 3.9)**

Double glazed window to front, boxed in central heating radiator, gas fire point, t.v. point.

#### **Open plan kitchen living area 21'7" x 20'4" max 19'0" min (6.6 x 6.2 max 5.8 min)**

This amazing extended family space offers unique versatile living space with a refitted kitchen with high gloss grey wall and base units with quartz work surfaces over, sink with drainer, five ring Belling Range style cooker with filter hood, integrated dishwasher, feature fireplace with log burning stove, central heating radiator, wood effect laminate flooring, open plan entrance to:

#### **Living space**

With three bifolding doors to rear, double glazed window to rear and extra large roof lantern light filling this area with light, t.v. point, inset ceiling light points, entrance to:

#### **Shower room**

Having shower cubicle, w.c., wash hand basin and heated towel rail.

#### **First floor landing**

Double glazed obscured window to side, doors leading to:

#### **Bedroom one 12'1" x 11'9" (3.7 x 3.6)**

Double glazed window to rear, central heating radiator.

#### **Bedroom two 10'9" x 12'5" (3.3 x 3.8)**

Double glazed window to front, central heating radiator.

#### **Bedroom three 7'6" x 6'6" min 7'6" max (2.3 x 2.0 min 2.3 max)**

Double glazed window to front, central heating radiator.

#### **Family bathroom**

Bath with shower over, wash hand basin with storage beneath, w.c., central heating radiator, two double glazed windows to rear, inset ceiling light points, complementary tiling to floor.

#### **Garage**

Having electrically operated roller shutter door, plumbing for automatic washing machine.

#### **Garden**

With patio area having raised deck, lawned area and borders beyond.

## 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 C

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