



25 Beecher Road
Halesowen,
West Midlands B63 2DW
Guide Price £235,000

...doing things differently



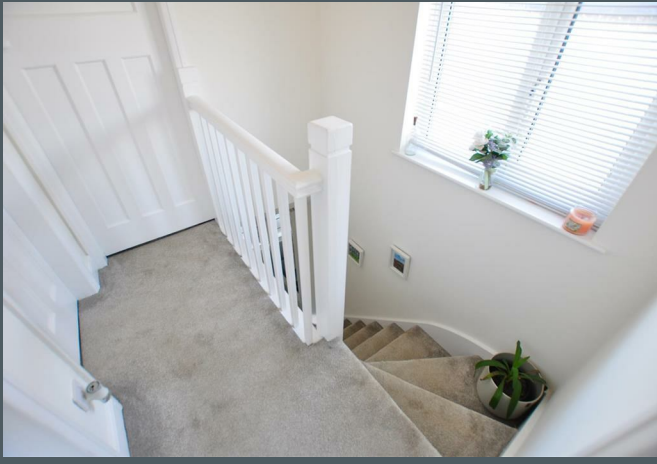
A WOW FACTOR THREE BEDROOM SEMI DETACHED PROPERTY. Situated on the sought after Beecher Road in Halesowen. This property has multiple benefits but to name a few there are great transport links nearby, close to local amenities and in a good catchment area for schools making this the perfect family home. This house has been modified to a beautiful standard internally and boasts move in ready accommodation comprising of entrance porch, entrance hall, lounge, kitchen, utility area, three bedrooms and house bathroom, side access to rear garden. TB 18/1/22 V1 EPC=D



Lex Allan Grove loves...
the modern interior







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 a tarmac driveway with block paved area to surround with front bark chipping area.

Entrance porch

Giving access to:

Entrance hall

Central heating radiator, stairs to first floor, doors to lounge, kitchen and utility area.

Lounge 13'1" x 10'2" (4.0 x 3.1)

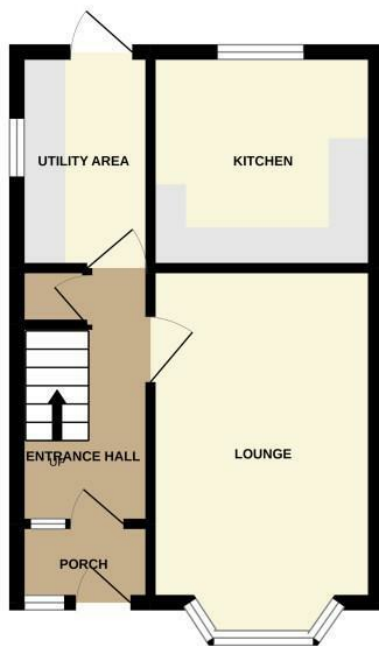
Double glazed bow window to front, central heating radiator, t.v. point, feature fireplace.



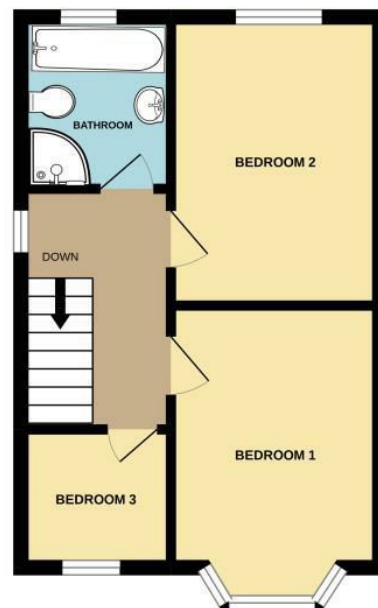




GROUND FLOOR



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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Kitchen 10'2" x 10'9" (3.1 x 3.3)

Range of wall and base units, central heating radiator, integrated hob and extractor fan, double glazed window to rear, walls part tiled, integrated oven, spotlights.

Utility area 7'2" x 4'11" (2.2 x 1.5)

Plumbing for washing machine, sink unit and drainer, double glazed window to side, base units and door to rear garden, walls part tiled.

First floor landing

Access to loft space, double glazed frosted window to side and doors radiating to:

Bedroom one 13'1" x 10'2" (4.0 x 3.1)

Double glazed bow window to front, central heating radiator.

Bedroom two 10'9" x 10'9" (3.3 x 3.3)

Double glazed window to rear, central heating radiator.

Bedroom three 5'10" x 4'11" (1.8 x 1.5)

Double glazed window to front, central heating radiator.

House bathroom

Panelled bath, double glazed frosted window to rear, heated towel rail, walls and floor tiled, enclosure shower, shaver point, w.c., wash hand basin with mixer tap.

Rear garden

Slabbed patio area with steps leading to a combination of lawn and slabbed patio area, decking to rear and side access.

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 B

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Grove**

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