



49 Clancey Way  
Halesowen,  
West Midlands B63 3UX  
Guide Price £270,000

*...doing things differently*



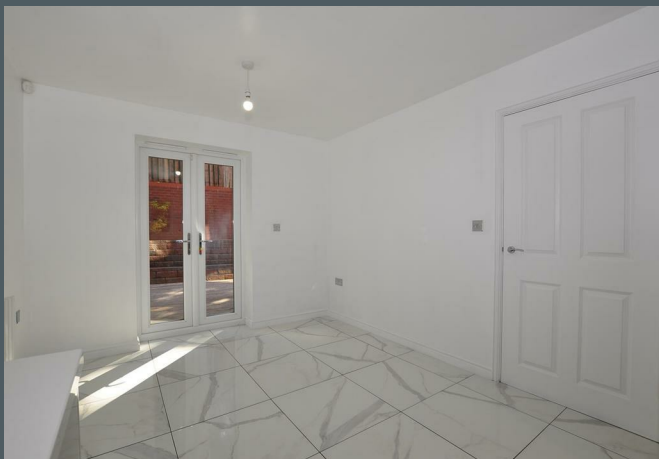
RECENT REFURB WITH NO UPWARD CHAIN. This four bedroom semi detached home has recently been renovated throughout giving it move in ready accommodation done to a high standard. The spacious accommodation is split over three floors and comprises of driveway to front, welcoming entrance hall, refitted kitchen diner, refitted downstairs w.c. and garage. To the first floor are two bedrooms, refitted house bathroom and lounge. The top floor offers two further bedrooms both with en-suites and finally to the rear there is a low maintenance garden making this property a must view. There is a property information pack available on this property. LA 29/6/21 V4 EPC=C



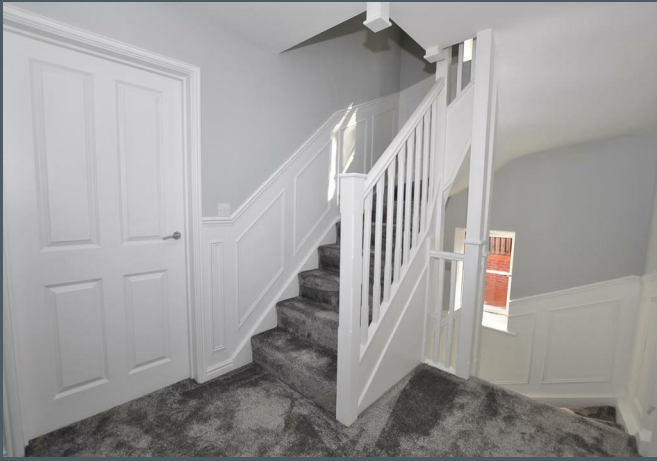
**Lex Allan Grove loves...**  
the properties cul de sac  
position











### 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 tarmac driveway offering parking with slate chipped border and slabbed pathway leading to :

### Entrance hall

With central heating radiator, double glazed door to front, tiled flooring and cupboard off.

















#### **Refitted kitchen diner 9'10" x 17'8" (3.0 x 5.4)**

With double glazed window to front, double glazed door to rear, central heating radiator, range of wall and base units with quartz work surfaces over incorporating sink with mixer tap, Neff induction hob with extractor hood over, integrated dishwasher, Neff self cleaning slide and hide oven, fridge and freezer and cupboard housing recently renewed Worcester Bosch boiler.

#### **Refitted downstairs w.c.**

With low level w.c., heated towel rail, wash hand basin with mixer tap over and storage below, tiled flooring.

#### **First floor landing**

Central heating radiator, further stairs off and further doors radiating to two bedrooms, bathroom and lounge.

#### **Lounge 17'8" x 9'10" (5.4 x 3.0)**

Central heating radiator, double glazed window to front and rear.

#### **Bedroom three 8'2" x 10'2" (2.5 x 3.1)**

Central heating radiator, double glazed window to front.

#### **Bedroom four 7'2" x 8'2" (2.2 x 2.5)**

Double glazed window to rear, central heating radiator.

#### **Refitted house bathroom**

Freestanding bath with freestanding chrome shower mixer tap, wash hand basin with mixer tap over and storage below, low level w.c., heated towel rail, double glazed window to front, extractor fan, tiled flooring and splashbacks.

#### **Second floor landing**

With cupboard off and doors radiating to:

#### **Bedroom one 17'8" x 6'6" min 8'6" max (5.4 x 2.0 min 2.6 max)**

Double glazed window to front and rear, central heating radiator, recently added built in wardrobes, dressing table with stool and mirror.

#### **En-suite**

Central heating radiator, shower enclosure with shower over, low level w.c., wash hand basin with mixer tap over, skylight, tiling to splashbacks and extractor fan.

#### **Bedroom two 12'5" x 9'10" (3.8 x 3.0)**

With central heating radiator, double glazed window to front.

#### **En-suite**

Central heating radiator, low level w.c., wash hand basin with



mixer tap over, double glazed window to rear, shower enclosure with shower over, tiled splashbacks and extractor fan.

### Rear garden

With decked seating area stepping up to gravelled and slate chipped beds and all with fencing to enclose.

### Garage 18'8" x 8'6" (5.7 x 2.6)

Metal up and over door to front and double glazed door to rear.

### 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 yearly HML Management of £158.29.

### 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.

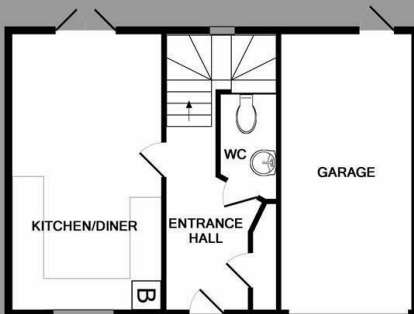
### Referral Fees

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

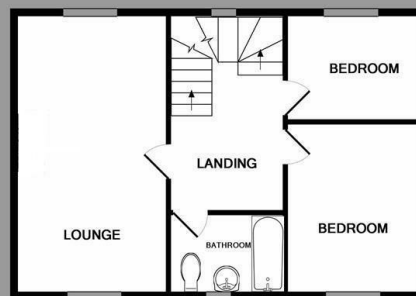
conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly 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.

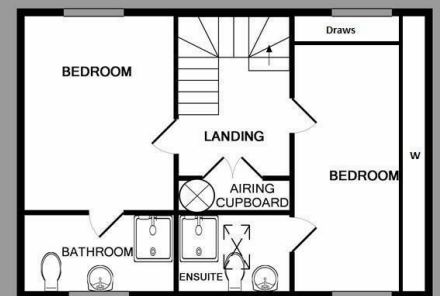
The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. 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.



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. Made with Metropix ©2019

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