



19 Chapelhouse Lane  
Halesowen,  
West Midlands B63 2JN  
Guide Price £230,000

*...doing things differently*





A well presented three bedroom semi detached property offered with no upward chain, ample off road parking, sociable kitchen diner and subtle character features, located on Chapelhouse Lane with access to many local amenities. The accommodation comprises lounge with wooden flooring continued throughout the downstairs, well proportioned kitchen/ diner, W/C, main bathroom, two double bedrooms and third single bedroom and attractive rear garden with log cabin/summer house and mature flowering shrubs. 24/08/22 CS V1 EPC=D



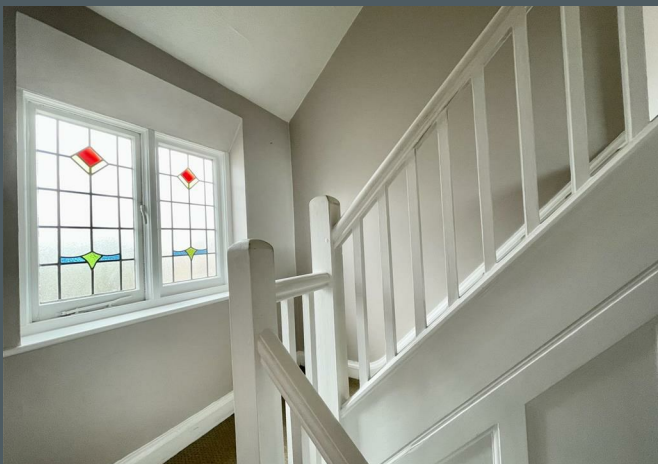
***Lex Allan Grove loves...***

the well maintained rear garden with summer house.













### 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

The property is approached via a well sized stone chipping driveway and paved pathway leading to front door.

### Hallway UPVC double glazed door

The welcoming reception hall has wooden flooring and central heating radiator with stairs ascending to first floor and doors radiating to;

### Lounge UPVC double glazed window 11'8" into bay x 10'4" (3.58m into bay x 3.15m )

Double glazed bay window to the front, central heating radiator, gas fire with tiled hearth and decorative picture rails.

















**Kitchen/Diner UPVC double glazed windows & doors 16'11" x 9'10" (5.18 x 3)**

Well proportioned kitchen/ diner with ample wall and base lime washed units, roll top work surfaces, stainless steel double sink with drainer and mixer tap, gas gourmet kitchen double oven with four ring hob, double glazed window to rear, central heating radiator, integrated dishwasher, large storage units into recesses and French doors leading into rear garden.

**Downstairs w.c.**

Downstairs W/C which has been added into the pantry area, now housing a wall mounted hand wash basin, W/C, central heating radiator, plumbing for automatic washing machine, Worcester Bosch boiler, traditional cold slab and feature round stained glass window to front.

**Landing**

With feature stained glass windows to the front, loft access and doors radiating to;

**Master bedroom 11'5" x 10'5" (3.50 x 3.20)**

Double glazed window to rear, central heating radiator and characterful feature fireplace.

**Bedroom two UPVC double glazed window 11'8" x 10'2" (3.58 x 3.12)**

Double glazed window to front, central heating radiator, characterful feature fireplace and built in low level window storage.

**Bedroom three 7'5" x 7'0" (2.28 x 2.14)**

Double glazed window to rear, central heating radiator and over head storage shelving.

**Family bathroom UPVC double glazed window**

With obscured window to side, complementary tiled walls, bath with shower over top, W/C, pedestal sink with central heating radiator.

**Garden**

The pleasant rear garden has access via a side gate, decked seating area and slate chipping path with lawned areas either side leading to a log cabin/summer house at the rear of the garden with electric power points, mature flowering shrubbery enclosed fenced boundaries.

**Council Tax Banding**

Tax Band is B.



## Freehold 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.

## Agents note

Vendor is a relative of an employee of Lex Allan & Grove.

## 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

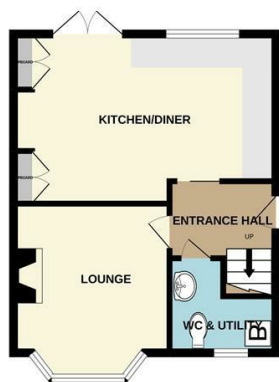
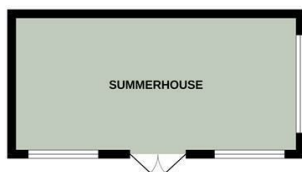
happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

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



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 Metaplan 12/2021

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**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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