



6 Melbourne Road
Halesowen,
West Midlands B63 3NB
Guide Price £420,000

...doing things differently



A CHARACTERFUL FOUR BEDROOM DETACHED PROPERTY NOW AVAILABLE FOR VIEWINGS. With the majority of the rooms being of good size and having a self contained one bedroom flat on the ground floor, 6 Melbourne Road would make the perfect family home. With off street parking, a three quarter garage, a secluded rear garden and being close to amenities and good local schools would add to the list of benefits at living at this property. The accommodation briefly comprises entrance porch, hall, lounge, kitchen, downstairs wet room, reception room, second kitchen and bedroom. On the first floor are three bedrooms and house bathroom. For all viewing enquiries please contact the Halesowen office on 0121 550 5400. TB 3/11/22 V1 EPC=E



Lex Allan Grove loves...

the spacious accommodation
within the property







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. Leasowes Park is thought to be one of the first natural landscaped gardens in England. Certain areas of the town have retained a certain number 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's bus station is a busy interchange and a regular service runs to Birmingham City Centre.

Approach

Via a tarmac driveway and block paved path leading to front door.

Entrance porch

Giving access via door to:

Entrance hall

Doors to downstairs w.c., lounge, second reception room and kitchen, built in storage cupboard.





Lounge 27'10" x 11'9" (8.5 x 3.6)

Four central heating radiators, two double glazed windows to front and side, t.v. point, wood burner set in stone fireplace, coving to ceiling, wall mounted lights, stairs to first floor accommodation.

Reception room 14'5" x 8'2" (4.4 x 2.5)

Door to rear garden, double glazed window to side, central heating radiator, coving to ceiling, door to second kitchen.

Kitchen 9'6" x 16'0" (2.9 x 4.9)

Range of wall and base units, roll top work surfaces, sink unit and drainer with spring mixer tap, spotlights, central heating radiator, part tiled walls, extractor fan, door to garage and rear garden, tiled floor, double glazed window to rear.

Second kitchen 7'10" x 8'2" (2.4 x 2.5)

Range of wall and base units, stainless steel sink

unit and drainer with mixer tap, door to rear garden, double glazed window to side, part tiled walls, door to bedroom four, central heating radiator.

Bedroom four 10'5" x 8'6" (3.2 x 2.6)

Double glazed window to side, central heating radiator, access to loft space for the extension.

Downstairs wet room

Wash hand basin, w.c., central heating radiator, electric shower, extractor fan, double glazed obscured window to rear, spotlights, splashbacks, part tiled walls.

First floor landing

Double glazed window to rear, central heating radiator, doors radiating to all rooms.

Bedroom one 12'1" x 12'1" max 11'1" min (3.7 x 3.7 max 3.4 min)

Double glazed window to front, central heating radiator.

Bedroom two 15'1" x 6'10" (4.6 x 2.1)

Two double glazed windows to rear and side, central heating radiator, access to loft space.

Bedroom three 10'2" x 12'5" (3.1 x 3.8)

Double glazed window to front, central heating radiator.

Bathroom

Panelled bath, enclosed corner shower, w.c., vanity unit with mixer tap, central heating radiator, two double glazed windows to rear, spotlights, part wooden panelling to walls, part tiled wall, built in storage cupboard.

Rear garden

Slabbed patio area with pathway leading throughout the garden, step up to lawned area surrounded by mature plant bedding and shrubbery, timber constructed shed.

Garage 19'8" x 13'1" (6.0 x 4.0)

Two electric boards, gas meter and window to side.

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 C

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.

18 Hagley Road, Halesowen, West Midlands, B63 4RG

info@lexallanandgrove.com

0121 550 5400

www.lexallanandgrove.com

**LexAllan
Grove**

local knowledge exceptional service