



2 Blackford Close
Halesowen,
West Midlands B63 1JU
Offers In Excess Of £250,000

...doing things differently



A well presented family home situated in a cul de sac location on the popular Squirrels Development. This three bedroomed family home has driveway and fore garden, porch, lounge, kitchen/diner, three good sized bedrooms, family bathroom, separate w.c., good sized rear garden and garage. The property further benefits from NO UPWARD CHAIN! Gas central heating and double glazing where specified. Please contact the office on 0121 550 5400 to book your appointment to view, you will not want to miss out. JE V2 25/10/2023. EPC=D







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 slabbed and stone chipping driveway, front lawn, side gate access to rear, access to garage, steps to double glazed panelled front door to:

Entrance porch

Double glazed window to side, door to:

Lounge 15'1" x 10'9" (4.6 x 3.3)

Double glazed window to front, central heating radiator, coving to ceiling, feature gas fire, wooden fireplace surround, opening to stairs to first floor accommodation and door to:





Kitchen diner 18'4" x 8'6" (5.6 x 2.6)

Two double glazed windows to rear, central heating radiator, double glazed obscured side door to rear garden, door to storage cupboard, range of matching wall and base units, complementary roll top surfaces over, one and a half bow sink, drainer and mixer tap, splashback tiling, integrated oven, four ring gas hob, extractor fan over, plumbing for washing machine, integrated fridge.

First floor landing

Double glazed obscured window to side, central heating radiator, access to loft space, door to shelved storage cupboard and further doors radiating to:

Bedroom one 11'9" excluding wardrobes x 9'10" (3.6 excluding wardrobes x 3.0)

Double glazed window to front, central heating radiator, coving to ceiling, fitted wardrobes.

Bedroom two 10'5" max 9'2" min x 9'10" (3.2 max 2.8 min x 3.0)

Double glazed window to rear, central heating radiator.

Bedroom three 8'2" x 8'10" (2.5 x 2.7)

Double glazed window to front, central heating radiator, coving to ceiling.

Bathroom

Double glazed obscured window to rear, coving to ceiling, central heating radiator, tiled walls, panelled bath with shower over and shower screen, pedestal wash hand basin.

Separate w.c.

Double glazed obscured window to side, low level flush w.c.

Rear garden

Slabbed patio area, steps to lawn, plant beds, fence panel boundaries, side gate access to front.

Garage 16'4" x 8'2" max 7'2" min (5.0 x 2.5 max 2.2 min)

Up and over door, lighting and electrics, housing central heating boiler.

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.

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