



85 Albert Road
Halesowen,
West Midlands B63 4SN

Offers In The Region Of £350,000

...doing things differently



Beautifully presented and recently extended four bedroom semi detached home close to Halesowen centre. The property offers extensive L shaped lounge, study/sun room, fantastic refurbished kitchen with Bosch appliances, downstairs bathroom, attractive rear garden with raised decking area, four bedrooms, shower room. DAG 14/3/23 V1 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 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 tarmacadam driveway with block paved edging, gate gives access to garden, double glazed door to:

Porch

With double glazed windows to front and door to:

Entrance hall

Central heating radiator, stairs to first floor accommodation, open plan entrance to lounge.







Lounge 21'3" x 12'9" (6.5 x 3.9)

Double glazed window to front and French doors to rear, wall mounted t.v. point, wooden flooring. The lounge also opens to kitchen area with cupboard housing washing machine and further space for appliances.

Kitchen 11'9" x 15'8" (3.6 x 4.8)

Three double glazed bifold panelled doors overlooking rear garden and decking, feature central heating radiator, large centre island with breakfast bar seating six with beautiful granite work surfaces over, five ring Bosch gas hob, integrated coffee machine, dishwasher and fridge freezer, range of high quality light matt grey wall and base units with granite work surfaces over, integrated sink with plate washer tap, inset ceiling light point, attractive brick effect tiling to splashback areas, large slow close pan drawers, further door to porch and downstairs bathroom,

Downstairs bathroom

Double glazed window to front, P bath spa bath with shower over, vanity wash hand basin, heated towel rail, w.c., aqua board panelling to walls.

Sun room/office 12'1" x 8'2" (3.7 x 2.5)

Double glazed window and door leading to decking area, inset ceiling light points.

First floor landing

Having loft hatch with pull down ladder leading to boarded loft ideal for storage or occasional room.

Bedroom one 10'5" min 12'9" max x 11'1" (3.2 min 3.9 max x 3.4)

Double glazed window to front, central heating radiator, door to storage cupboard and to cupboard housing central heating boiler.

Bedroom two 9'10" x 10'2" (3.0 x 3.1)

Double glazed window to front, central heating radiator.

Bedroom three 10'2" x 9'10" max 8'6" min (3.1 x 3.0 max 2.6 min)

Double glazed window to front, central heating radiator.

Bedroom four 9'10" max 8'6" min x 9'6" (3.0 max 2.6 min x 2.9)

Double glazed window to rear, central heating radiator.

Shower room

Double glazed obscured window to rear, shower cubicle, vanity wash hand basin, complementary tiling to walls and w.c.

Garden

With raised decking area, pathway leading to gate to front, steps leading to further decking area with lawned area beyond and mature borders.

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

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.

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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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