



39 Moorfield Drive
Halesowen,
West Midlands B63 3TQ

Offers In The Region Of £350,000

...doing things differently



Offered for sale with NO ONWARD CHAIN! A great opportunity to acquire a spacious two bedroomed detached bungalow situated in a highly sought after location and occupying a generous corner plot location. This bungalow is ideally placed for local transport links, local shops and amenities.

The layout in brief comprises of Entrance Hall with cloakroom and airing cupboard, a good sized Lounge with rear aspect and leading out to the side Conservatory. a fitted Kitchen heading out to a lovely Garden Room.

The Garden Room offers access to both the rear garden and internal access through to Garage. Located at the back of the Garage is the Utility and the Workshop.

This generous bungalow also features two well proportioned bedrooms, with the main bedroom benefitting from built-in storage, and the Bathroom.

To the outside the bungalow is situated on a generous corner plot with twin driveways, one of which runs up to the garage. to the rear rear landscaped garden with multiple seating areas and space for sheds and wrapping itself around the bungalow and via gated access leads back to frontage. AF V2 29/1/2024 EPC=D



Lex Allan Grove loves...







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

Entrance hall

Two ceiling light, UPVC front door with side window, central heating radiator, cloakroom, cupboard housing central heating boiler and access to loft.









Kitchen 9'0" x 9'11" (2.76 x 3.03)

With ceiling spotlights and central light, central heating radiator, decorative coving, vinyl flooring, a selection of wall and base units with a wood effect work top, an aluminium stainless steel sink and drainer, space for oven and electric extractor, part tiled wall and a UPVC door through to garden.

Garden room 7'7" x 10'10" (2.32 x 3.32)

With uPVC windows for garden views, roller blinds, central heating radiator, door out to garage and access through to garage.

Utility 8'1" x 8'4" (2.47 x 2.56)

With ceiling light, uPVC double glazed window, work top, laminate flooring and access through to workshop.

Workshop 5'7" x 8'2" (1.72 x 2.5)

Off utility room, ceiling light and uPVC double glazed window.

Lounge 10'7" x 20'3" (3.24 x 6.19)

With two ceiling lights, decorative coving, two central heating radiators, feature gas fire place, large double glazed window to rear and uPVC patio doors leading to conservatory.

Conservatory 9'1" max x 10'5" max (2.77 max x 3.18 max)

With sheet roofing, double glazed window, central heating radiator and patio doors leading out.

Bedroom one 9'9" min 10'7" max x 13'4" (2.99 min 3.25 max x 4.08)

Front facing double bedroom, ceiling spot lights, decorative coving, large double glazed window, central heating radiator and built in wardrobes.

Bedroom two 10'5" x 9'10" (3.19 x 3.01)

Front facing bedroom, ceiling light, decorative coving, picture rail and central heating radiator.

Bathroom

With ceiling spots and light, decorative coving, double glazed window, part tiled walls, extractor unit, bath with shower over, wash hand basin, w.c., central heating radiator and tiled floor.

Garden

Patio area near to property, raised lawned area heading up to gravelled area and a slabbed seating area with shed.

Side garden

Slabbed area with gated access back to frontage.

Garage 8'6" max x 17'10" (2.6 max x 5.44)

With up and over door, lighting, external sink and tap, internal access through to utility.

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 D

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.