



168 Broadway Avenue
Halesowen,
West Midlands B63 4QN
Guide Price £325,000

...doing things differently



Lex Allan Grove are proud to present a three bedroomed detached property situated on the ever popular Huntlands estate within close proximity to Halesowen town centre. This property is being offered with no upward chain and comprises of a reception hall, utility area with downstairs w.c. off, lounge, dining room, fitted kitchen, conservatory, three double bedrooms, en-suite and family bathroom. The property further offers an integral garage, off road parking, low maintenance garden to rear and double glazing where specified. JE V3 10/11/2023 EPC=E







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 block paved driveway, fore garden, mature shrubbery, side gate access to both sides of the property, double glazed sliding door to:

Porch

Tiled floor, front door with glazed inserts into:

Reception hall

Dado rail, stairs to first floor accommodation, double opening doors to under stairs storage cupboard, doors radiating to utility, kitchen and lounge.

Utility 13'1" max 5'2" min x 7'2" max 3'3" min (4.0 max 1.6 min x 2.2 max 1.0 min)

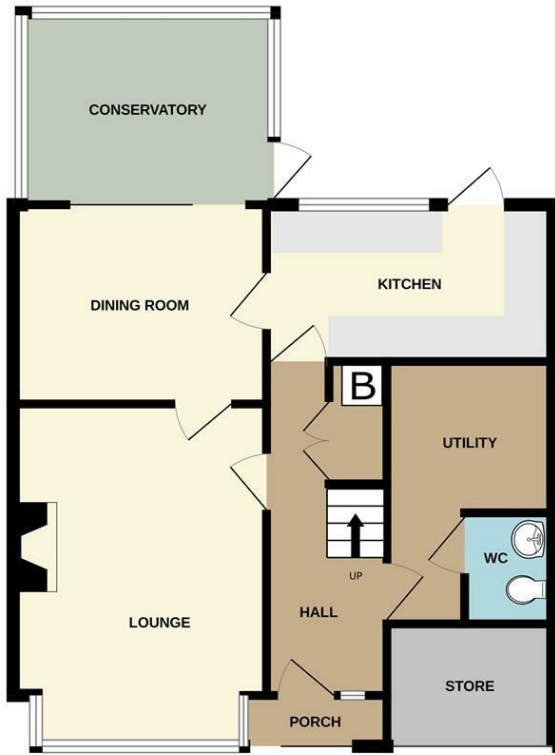
Spotlights to ceiling, tiled floor, doors to storage cupboard and downstairs w.c., base unit with complementary surfaces over, tiled splashbacks, sink with mixer tap, washing machine, freezer and space for dryer.



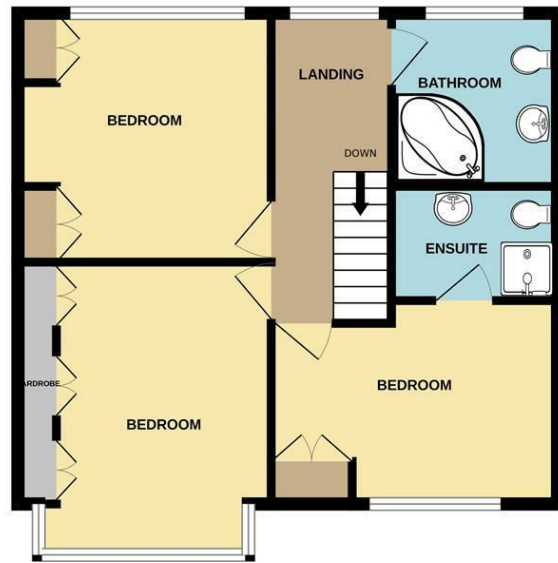




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Downstairs w.c.

Spotlights to ceiling, wash hand basin and w.c. vanity unit with mixer tap and storage beneath.

Lounge 15'1" max 12'9" min x 11'1" max 10'2" min (4.6 max 3.9 min x 3.4 max 3.1 min)

Double glazed bay window to front, coving to ceiling, feature gas fire, marble hearth, wooden fireplace surround, t.v. point, door to dining room.

Dining room 9'2" x 11'1" (2.8 x 3.4)

Double glazed sliding door to conservatory, coving to ceiling, door to kitchen.

Kitchen 13'5" x 6'10" (4.1 x 2.1)

Double glazed door to rear, tiled floor, double glazed bow window to rear, range of matching wall and base units, complementary surfaces over, integrated grill, oven, microwave, sink with drainer and mixer tap over, four ring gas hob, fridge, freezer, dishwasher and part tiled walls.

Conservatory 11'5" x 9'2" (3.5 x 2.8)

Double glazed windows to surround, double glazed door to side, tiled floor.

First floor landing

Double glazed window to rear, oak parquet flooring and access to loft.

Bedroom one 13'9" max 10'9" min x 9'10" min excluding wardrobe (4.2 max 3.3 min x 3.0 min excluding wardrobes)

Double glazed bay window to front, fitted wardrobes.

Bedroom two 11'1" x 11'5" max 9'6" excluding wardrobes (3.4 x 3.5 max 2.9 excluding wardrobes)

Double glazed window to rear, fitted wardrobes.

Bedroom three 8'6" max 5'6" min x 13'5" max 9'10" min (2.6 max 1.7 min x 4.1 max 3.0 min)

Double glazed window to front, built in wardrobe, door to: Agents Note: There is restricted space in this room due to the stair bulk head.

En-suite

Spotlights to ceiling, tiled floor and walls, wash hand basin vanity unit with storage beneath, low level flush w.c., shower cubicle, further storage cupboards to side.

Bathroom

Double glazed obscured window to rear, spotlights to ceiling, tiled walls and floor, wash hand basin and w.c. vanity unit with built in storage cupboards, corner panelled bath with mixer tap and shower over.

Rear garden

Block paved patio area, steps to stone chipping area, further steps to mature shrubbery, planted beds, built in barbecue stand with grate, side gate access to either side of the property to front.

Garage

Pedestrian door, consumer unit and lighting.

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 E

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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