



12 Spring Street  
Halesowen,  
West Midlands B63 2SZ

Price £179,950

*...doing things differently*



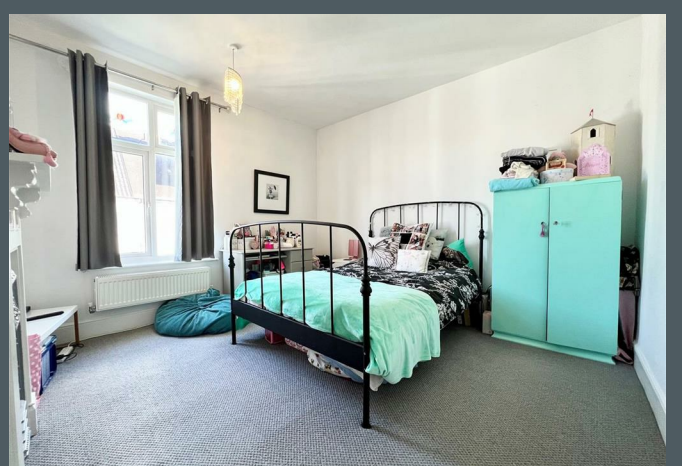
A great opportunity for First Time Buyers or young families! This well appointed and characterful three bedroom terraced home is located in a popular area. well placed for access to good local school, transport links, and local shops.

This period terraced property comprises of Dining Room, an Inner Hallway, a Lounge leading through to Lobby which provides access to the rear garden and side access alley way. Just off the Lobby is a well fitted kitchen having double glazed windows allowing extra light, and the ground floor Bathroom.

To the first floor is a Landing, three good size bedrooms all accommodating double beds, with the loft access located in the cupboard of bedroom two.

Externally the property features a low maintenance rear garden, with patio seating areas and raised lawned area with mature shrub boarder to side and rear. JE 6/3/24 V2 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

Access off street and through front door.

### Dining Room 11'9" (max) x 11'9" (3.6m (max) x 3.6m)

With double glazed window to front, decorative coving, wall lights, central heating radiator. and laminate wood affect flooring.

### Inner Hallway

Ceiling/mains attached smoke alarm, stairs leading to first floor, and access into lounge.

### **Lounge 12'1" x 11'9" (3.7 x 3.6)**

Double glazed window with garden view, decorative coving, central heating radiator, chimney breast with wall mounted fireplace, laminate wood affect flooring, and access to cellarette.

### **Lobby 4'11" x 4'7" (excl door access) (1.5 x 1.4 (excl door access))**

With door and double glazed window to side, laminate wood affect flooring and access through to kitchen.

### **Kitchen 10'9" x 7'10" (3.3 x 2.4)**

With large double glazed window to side, ceiling cluster of spotlights, a selection of wall and base units with worktop, stainless steel sink and drainer, a four ring gas hob with extractor, oven, tiled splashback area, and laminate woof affect flooring.

### **Downstairs Bathroom/ Wet Room**

With two double glazed windows to side, ceiling light and wall mounted extractor, built-in storage cupboard, wash basin, low level w.c., a wet room style shower. heated towel rail, and additional towel rail.

### **Landing**

With ceiling light and access to all three bedrooms.

### **Bedroom one 11'9" x 11'9" (3.6 x 3.6)**

Double glazed window to frontage, ceiling light. feature fire place, and central heating radiator.

### **Bedroom two 11'9" x 12'1" (3.6 x 3.7)**

Double glazed window with garden view, ceiling light, central heating radiator, and store/ cupboard with loft access.

### **Bedroom three 6'10" x 12'1" (2.1 x 3.7)**

Double glazed window with garden view, wall light, and central heating radiator.

### **Rear Garden**

With slabbed seating area near to property, raised lawn area with mature shrub side and rear border.

### **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**

Council Tax Band - B

### **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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