



162 Broadway Avenue  
Halesowen,  
West Midlands B63 4QN

*Offers In The Region Of £385,000*

*...doing things differently*





Lex Allan Grove are proud to offer for sale this immaculately presented three bedroom detached family home situated on the ever popular Huntlands estate within close proximity to Halesowen town centre. The property briefly comprises of entrance porch, entrance hall, downstairs w.c., lounge/diner, fitted kitchen, three double bedrooms and family bathroom. The property further offers an integral garage, off road parking, enclosed rear garden, gas central heating and double glazing where specified. Internal viewings are highly recommended to fully appreciate the accommodation that is on offer. JE 16/05/20234 V2 EPC=C













### 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 tarmacadam driveway, block paved borders, grass area, side gate access to both sides of the property, access to garage, double glazed sliding door giving access into:

#### **Entrance porch**

Tiled floor, glazed door to:

#### **Entrance hall**

Stairs rising to first floor, vertical central heating radiator, decorative flooring, two doors giving access to downstairs w.c., lounge and garage.

#### **Downstairs w.c.**

Spotlights to ceiling, tiled floor, central heating radiator, low level flush w.c., wash hand basin, vanity unit, mixer tap, tiled splashbacks.

#### **Lounge diner 24'11" max 22'3" min x 11'1" max 10'2" min (7.6 max 6.8 min x 3.4 max 3.1 min)**

Double glazed bay window to front, two central heating radiators, feature log burner with hearth, sliding patio door to rear, door to kitchen.

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

Spotlights to ceiling, central heating radiator, double glazed window to rear, double glazed patio door to rear, parquet flooring, one and a half bowl sink and drainer with mixer tap, range of matching wall and base units, complementary surfaces over with splashbacks, built in electric four ring induction hob with extractor fan over, double oven, integrated fridge freezer, wine fridge and dishwasher.

#### **First floor landing**

Double glazed window to rear, access to loft.



**Bedroom one 13'5" max 10'9" min x 11'5" max 8'6" min (4.1 max 3.3 min x 3.5 max 2.6 min)**

Double glazed walk in bay window, central heating radiator.

**Bedroom two 10'9" x 11'5" (3.3 x 3.5)**

Double glazed window to rear, central heating radiator.

**Bedroom three 13'5" max 7'2" min x 10'2" max 7'6" min (4.1 max 2.2 min x 3.1 max 2.3 min)**

Double glazed window to front, central heating radiator.

**Bathroom**

Dual aspect double glazed obscured window to rear and side, vertical towel radiator, heated floor, tiled walls, spotlights to ceiling, low level flush w.c., wash hand basin unit with mixer tap and storage beneath, panelled bath with mixer tap over, shower cubicle with shower head over.

**Garden**

Stone chipping patio area, side access via both sides of property, steps up to lawn and slabbed area with further patio area and barbecue area.

**Garage 17'8" x 7'6" (5.4 x 2.3)**

Up and over door, storage cupboards, lighting, electrics and plumbing for washing machine.

**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 our panel of surveyors 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 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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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