



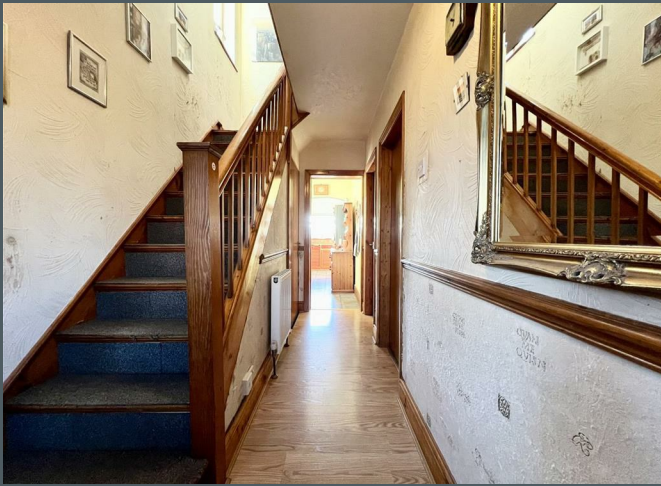
37 Hawne Lane  
Halesowen,  
West Midlands B63 3RN  
*Offers In The Region Of £285,000*

*...doing things differently*



A spacious three bedroom semi detached property offering great potential to add value and for buyers to add their own touch. This is an ideal family home and is well suited for first time buyers and young families. The layout in brief comprises of entrance porch, hallway with under stairs storage, a front room currently used as a sitting room, a spacious lounge, conservatory, a kitchen that has been extended and with access to the rear garden. Heading upstairs is a landing with loft access, two good sized double bedrooms, a third bedroom, and the house bathroom. Externally is ample off road parking to the front over the shared access driveway, a garage, and side access to garden. At the rear of the property is a large landscaped rear garden with slabbed seating area near to property, a large lawned area and the added benefit of a veggie patch area with green house at the bottom of the garden. AF 18/1/24 V1 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 shared access driveway leading to garage and rear access to garden, gravelled area side with mature shrub border providing access into:

### Entrance porch

Being half brick wall built with double glazed windows and door to:

### Hallway

Wooden door, double glazed windows to either side, ceiling light point, central heating radiator, stairs to first floor accommodation, pantry under stairs with double glazed unit.



### **Dining room 12'9" max x 9'10" max (3.9 max x 3.0 max)**

Feature bay window to front with double glazed units, ceiling light point, central heating radiator.

### **Lounge 9'10" max x 14'5" max (3.0 max x 4.4 max)**

Double glazed sliding patio door to rear, ceiling light point, central heating radiator, gas fireplace, laminate flooring.

### **Conservatory 9'6" x 7'10" (2.9 x 2.4)**

Double glazed patio door and windows, internal access back to kitchen.

### **Kitchen 5'10" min 6'10" max x 16'8" max (1.8 min 2.1 max x 5.1 max)**

Two double glazed windows, two ceiling light points, range of base units, tiled work top, sink and drainer, space for cooker, wooden door leading to conservatory.

### **First floor landing**

Double glazed window to side, ceiling light points, loft access.

### **Bedroom one 12'9" into bay x 8'6" excluding wardrobes (3.9 into bay x 2.6 excluding wardrobes)**

Double glazed bay window to front, ceiling light point, central heating radiator, built in wardrobes.

### **Bedroom two 14'5" max x 9'10" max (4.4 max x 3.0 max)**

Double glazed window to rear with far reaching views towards Clent, ceiling light point, central heating radiator.

### **Bedroom three 6'10" x 5'10" (2.1 x 1.8)**

Double glazed window to front, ceiling light point, built in cupboard.

### **Bathroom**

Double glazed window to rear, ceiling light point, central heating radiator, half tiled walls,, bath, separate shower, low level flush w.c., wash hand basin.

### **Rear garden**

Slabbed seating area, steps down to lawn area with mature borders leading down to space for greenhouse.

### **Garage 9'6" x 15'8" (2.9 x 4.8)**

Up and over door to front, two windows and door to rear.

### **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 C

### **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.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

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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