



6 Abberton Close
Halesowen,
West Midlands B63 3ES
Offers In The Region Of £275,000

...doing things differently



A superbly presented much improved three bedroomed, three storey town house being situated in this cul de sac location on the Halesmere Estate within close proximity to Halesowen Town Centre and local amenities. The property comprises of having driveway, integral garage and accommodation comprising entrance porch, reception hall with built in cloaks storage, fantastic fitted kitchen diner to ground floor, good sized lounge, second reception room/bedroom four and wonderful refitted bathroom to first floor, bedrooms one, two, three and shower room to second floor, attractive rear garden and having the benefit of gas central heating and double glazing where specified. Viewing is essential to fully appreciate. JE 15/03/2024 V2 EPC=D









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, front lawn, side gate access to rear, access to garage, double glazed door with matching side frame to:

Entrance porch

Tiled floor, door to storage cupboard, electric meters, door with glazed inserts leading to:

Entrance hall

Double opening doors to cloaks cupboard, central heating radiator, stairs to first floor accommodation and door to kitchen.

Kitchen diner 15'8" x 9'6" (4.8 x 2.9)

Spotlights to ceiling, dual aspect double glazed windows to rear and side, central heating radiator, double glazed sliding door to rear, door to garage, range of matching wall and base units, complementary work surfaces over, sink with drainer and mixer tap, integrated four ring induction hob, oven, grill, microwave, fridge and dishwasher.

Garage 17'4" x 8'6" (5.3 x 2.6)

Lighting, electrics, plumbing for washing machine and pedestrian door.

Reception room one 15'8" x 15'1" max into bay 12'1" min (4.8 x 4.6 max into bay 3.7 min)

Double glazed bay window to front, central heating radiator, coving to ceiling, dado rail, t.v. point, feature electric fire with fireplace and surround.

Bedroom four/Reception room 9'10" x 10'2" (3.0 x 3.1)

Double glazed window to rear, central heating radiator, coving to ceiling, t.v. point.

House bathroom

Double glazed obscured window to rear, tiled walls and floor, heated towel radiator, panelled bath, mixer tap, hand held shower attachment over, pedestal wash hand basin with mixer tap, door to shelved storage cupboard.

First floor landing

Central heating radiator, stairs to second floor landing.

Bedroom one 9'10" x 16'0" max 14'1" min (3.0 x 4.9 max 4.3 min)

Dual aspect double glazed window to rear, central heating radiator, coving to ceiling, fitted wardrobes.

Bedroom two 12'1" x 6'10" (3.7 x 2.1)

Double glazed window to front, central heating radiator.

Bedroom three 12'1" x 8'6" (3.7 x 2.6)

Double glazed window to front, central heating radiator.

Shower room

Heated towel radiator, spotlights to ceiling, tiled walls and floor, wash hand basin vanity unit with mixer tap and storage beneath, low level flush w.c., shower cubicle.

Second floor landing

Giving access to roof space.

Rear garden

Slabbed patio area, steps lead to lawn, mature shrubbery, raised planted beds, raised railway sleepers, pathway to summer house, side gate access to front.

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 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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