



27 The Longcroft
Halesowen,
West Midlands B63 4HJ

Offers In The Region Of £260,000

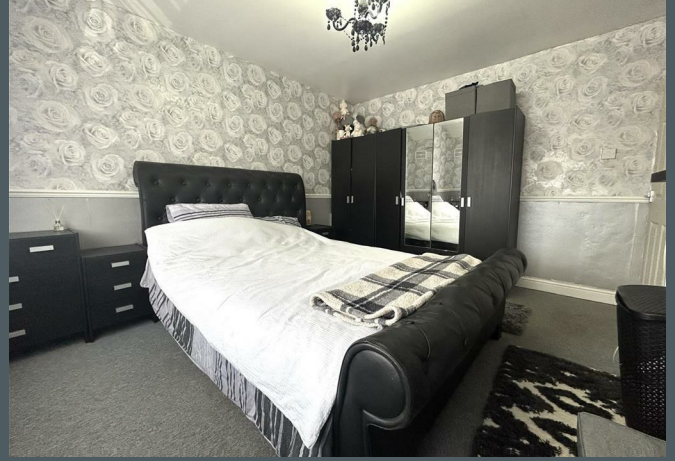
...doing things differently



“Semi detached family home in a great location” This three bedroom semi detached house simply must be viewed to be appreciated. The property has good sized accommodation throughout to include open plan living/dining/kitchen area, three double bedrooms, bathroom and separate w.c., generous garden to rear, and sits within a well established and popular cul de sac location within close proximity to Huntingtree Primary School and Park. Please call the office at the earliest opportunity to avoid disappointment. JE V4 10/11/2023 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, side gate to rear, composite front door with glazed insert giving access to:

Reception hall

Two central heating radiators, tiled floor, cupboard housing central heating boiler and shelved storage, door to under stairs storage cupboard, stairs to first floor accommodation.

Open plan living kitchen area 24'7" max 7'6" min x 17'4" max 11'9" min (7.5 max 2.3 min x 5.3 max 3.6 min)

Three central heating radiators, double glazed window to front, double glazed window to rear, double glazed panelled door to conservatory, double glazed patio door to side, spotlights to ceiling, feature electric fire with fireplace surround, range of matching wall and base units, complementary wooden effect roll top surfaces,

sink and drainer with mixer tap over, space for fridge freezer, washing machine, dishwasher, integrated oven, grill, extractor hood over and splashbacks.

Conservatory 12'1" x 7'10" (3.7 x 2.4)

Double glazed French doors to patio, door to rear, double glazed windows to surrounds.

First floor landing

Double glazed obscured window to side, access to loft space.

Bedroom one 13'5" x 10'9" (4.1 x 3.3)

Double glazed window to front, central heating radiator, dado rail.

Bedroom two 10'9" x 10'9" max 10'5" min (3.3 x 3.3 max 3.2 min)

Double glazed window to rear, central heating radiator.

Bedroom three 9'10" x 7'2" (3.0 x 2.2)

Double glazed window to front, central heating radiator.

Bathroom

Double glazed obscured window to rear, heated towel rail, spotlights to ceiling, shower cubicle, panelled bath with mixer tap and hand held shower head over, wash hand basin vanity unit and mixer tap.

Separate w.c.

With central heating radiator, double glazed obscured window to side, low level flush w.c.

Garden

Fence panel boundary, astro turf lawn, slabbed patio area, shed to rear, plan beds to side, mature shrubbery, side access to front, outside w.c., out door storage cupboard.

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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