



12 Thornhill Road
Halesowen,
West Midlands B63 1AU
Offers Based On £359,950

...doing things differently



A most superb, attractive and tastefully presented three bedroomed Mucklow semi detached house. Being much improved and extended over the years this property is situated in this sought after location with wide frontage and spectacular views to rear. The property comprises of a spacious accommodation, entrance porch, reception hall, attractive through lounge, conservatory, breakfast kitchen, utility, downstairs shower room, games room, three bedrooms, shower room, good sized well established rear garden with sunny aspect, games room to rear. The property further offers gas central heating and double glazing where specified. Viewing is absolutely essential to fully appreciate the quality of this family home. JE V1 29/09/2023 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, plant beds, block paved pathway to side giving access to rear garden, double glazed double opening doors to:

Entrance porch

Door to office room, tiled floor, double glazed panelled door with matching side frame to:

Reception hall

Stairs to first floor accommodation, central heating radiator, doors radiating to:

Dining room 11'1" min 12'9" into bay x 11'5" (3.4 min 3.9 into bay x 3.5)

Double glazed leaded bay window to front, central heating radiator, coving to ceiling, double opening doors to:

Lounge 17'4" x 11'5" max 9'6" min (5.3 x 3.5 max 2.9 min)

Coving to ceiling, central heating radiator, feature gas fireplace with surround and marble hearth, double glazed French doors to:

Conservatory 12'5" x 9'6" (3.8 x 2.9)

Dual aspect double glazed windows to side and rear, double glazed French doors to side, tiled floor.

Breakfast kitchen 13'1" x 13'5" max 12'1" min (4.0 x 4.1 max 3.7 min)

Double glazed obscured door to rear, double glazed window to rear, central heating radiator, range of matching wall and base units, complementary surfaces over, tiled splashbacks, sink, drainer and mixer tap, integrated four ring electric hob, chimney extractor hood over, integrated oven, plumbing for dishwasher and washing machine, space for American style fridge freezer.



Utility

Base unit with storage space, central heating boiler, wall unit storage, door to downstairs shower room.

Shower room

Double glazed obscured window to side, spotlights to ceiling, tiled floor, chrome vertical towel radiator, low level flush w.c., wash hand basin vanity unit with mixer tap and storage below, shower cubicle with shower over, door to office.

Office

Double glazed leaded window to front, central heating radiator, spotlights to ceiling, door to entrance porch.

First floor landing

Doors radiating to:

Bedroom one 13'5" into bay 10'9" min x 9'6" excluding wardrobe (4.1 into bay 3.3 min x 2.9 excluding wardrobes)

Double glazed leaded bay window to front, central heating radiator, fitted wardrobes, fitted drawers, access to loft space, dado rail.

Bedroom two 10'9" x 11'5" max 11'1" min (3.3 x 3.5 max 3.4 min)

Double glazed window to rear with far reaching views over the neighbouring district, central heating radiator.

Bedroom three 7'10" x 11'1" max (2.4 x 3.4 max)

Double glazed leaded window to front, central heating radiator, door to storage cupboard.

Agents Note: there is limited head height in this room due to the eaves.

Shower room

Double glazed obscured window to rear, chrome vertical towel radiator, wash hand basin vanity unit with storage below, low level flush w.c., shower cubicle with shower over, fitted storage cupboards, tiled floor.

Rear garden

The rear garden has stunning far reaching views over the neighbouring district, block paved patio area, raised decked seating area, steps down to lawn, various fruit trees, planted beds, mature shrubbery, games room, two sheds and summer house.

Games room 17'8" x 18'4" max 9'10" min (5.4 x 5.6 max 3.0 min)

Double glazed French doors to front, dual aspect double glazed window to front and side, wood effect flooring, lighting and electrics.

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 D

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.

18 Hagley Road, Halesowen, West Midlands, B63 4RG

info@lexallanandgrove.com

0121 550 5400

www.lexallanandgrove.com

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