



43 Margaret Avenue  
Halesowen,  
West Midlands B63 4BX  
*Offers In Excess Of £190,000*

*...doing things differently*



A three bedroom mid terraced property being situated in a cul de sac location within close proximity to Halesowen Town Centre. Having driveway to front and accommodation comprising entrance hall, through lounge/kitchen/breakfast room with pantry, w.c. off, to the first floor accommodation the property offers three good sized bedrooms and house family bathroom. To the rear of the property we have a well established garden and side gate access to front via a neighbouring property. Double glazing and gas central heating where specified. Internal inspection is highly recommended. JE V2 26/10/2023. 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 to front, door with glazed inserts to:

#### **Entrance hall**

Central heating radiator, door to lounge, stairs to first floor accommodation.

#### **Open plan kitchen/living area**

**Living area 11'5" max 7'10" min x 13'1" max 11'5" min (3.5 max 2.4 min x 4.0 max 3.5 min)**

Coving to ceiling, double glazed bow window to front, fitted storage cupboards, under stairs storage cupboard.

**Kitchen area 9'2" x 13'1" (2.8 x 4.0)**

Coving to ceiling, double glazed window to rear, range of matching wall and base units, complementary surfaces over, plumbing for washing machine, integrated oven, microwave, four ring gas hob, chimney extractor over, one and

a half bowl sink and drainer with mixer tap, plumbing for dishwasher, doors to storage cupboard, w.c. and reception room.

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

Double glazed window to rear, wall mounted wash hand basin, low level flush w.c.

**Reception room 12'9" x 8'2" (3.9 x 2.5)**

Double glazed French patio doors to rear, double glazed window to side, central heating radiator.

#### **First floor landing**

Giving access to loft space and doors radiating to:

**Bedroom one 11'5" x 9'10" max 8'6" min (3.5 x 3.0 max 2.6 min)**

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

### **Bedroom two 9'6" x 9'10" max 8'6" min (2.9 x 3.0 max 2.6 min)**

Double glazed window to rear, central heating radiator.

### **Bedroom three 6'6" x 9'10" (2.0 x 3.0)**

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

### **Bathroom**

Double glazed obscured window to front, storage cupboard, panelled bath with mixer tap and shower over, central heating radiator, wash hand basin vanity unit with mixer tap and storage beneath, low level flush w.c.

### **Rear garden**

Slabbed patio area, decked patio area, lawn, further decked patio to rear, fence panel boundaries, side gate access over neighbouring property 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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