



32 Lowfield Close
Halesowen,
West Midlands B62 0EZ

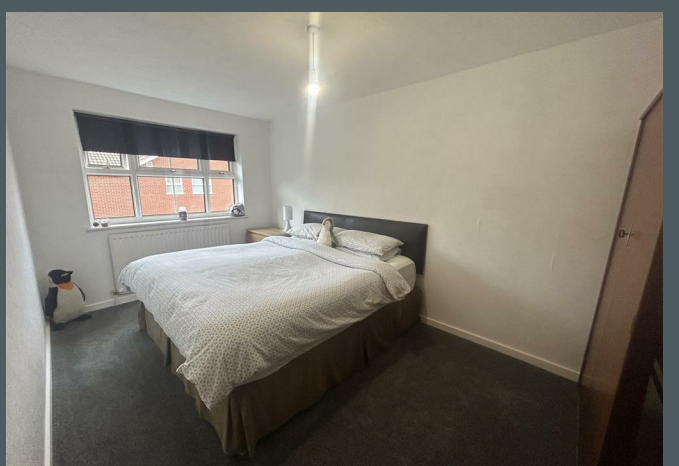
Offers In The Region Of £310,000

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Lex Allan Grove are proud to present a three bedroom detached family situated in a popular cul de sac location on an good sized plot with stunning well maintained gardens. The property comprises of a entrance porch, entrance hall, lounge, dining room, fitted kitchen, conservatory, sun room, three bedrooms and family bathroom. To the outside the property further offers off road parking, side access to rear and rear garden. Gas central heating and double glazing where specified. JE V1 11/10/2023. 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 service road, block paved driveway, plant bed borders, chippings, lawn, access to garage, access to rear by both sides of the property, double glazed panelled door to:

Entrance porch

Door to:

Entrance hall

Central heating radiator, stairs rising to first floor, door to:





Lounge 15'1" max x 10'9" max 10'2" min (4.6 max x 3.3 max 3.1 min)

Coving to ceiling, double glazed bow window to front, central heating radiator, feature fireplace with tiled hearth.

Dining room 10'9" x 7'10" (3.3 x 2.4)

Double glazed sliding patio door to rear, central heating radiator, coving to ceiling.

Kitchen 10'5" max 9'10" min x 7'10" (3.2 max 3.0 min x 2.4)

Double glazed window to rear, door to storage cupboard, tiled walls, range of matching wall and base units, complementary wood effect surfaces over, stainless steel sink, drainer and mixer tap, plumbing for washing machine, space for fridge, freezer, four ring gas hob, oven, grill, extractor fan over, central heating boiler door to:

Sun room 5'6" x 4'7" (1.7 x 1.4)

Double glazed panelled door to side, door to garage, double glazed window to rear.

Conservatory 5'10" x 6'6" (1.8 x 2.0)

Two double glazed windows to rear, double glazed panelled door to side.

First floor landing

Double glazed obscured window to side, access to loft space, door to storage cupboard and further doors radiating to:

Bedroom one 15'1" x 9'6" max 8'10" min (4.6 x 2.9 max 2.7 min)

Double glazed window to front, central heating radiator.

Bedroom two 11'1" x 9'6" (3.4 x 2.9)

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

Bedroom three 9'10" x 6'10" max 3'11" min (3.0 x 2.1 max 1.2 min)

Double glazed window to front, central heating radiator, coving to ceiling and storage cupboards over stair bulk head. Agents Note: There is limited floor space in this room due to the stair bulk head.

Shower room

Double glazed obscured window to rear, chrome towel radiator, tiled walls, low level flush w.c., pedestal wash hand basin, shower cubicle with shower over.

Garage 18'8" x 8'10" (5.7 x 2.7)

Up and over door, lighting and electrics, door to rear.

Rear garden

Slabbed patio area, pathway to rear, lawn to either side, plant bed borders, mature shrubbery, access to front via both sides of property, slab base ideal for shed.

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

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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