



4 Ainsdale Gardens  
Halesowen,  
B63 1HW  
*Guide Price £425,000*

*...doing things differently*



Lex Allan Grove are proud to present this immaculately presented four bedroomed detached family home situated on the desirable Squirrels Estate in Halesowen benefitting from being offered with NO UPWARD CHAIN! The property comprises of a welcoming entrance porch, electric charging point, entrance hall, open plan living/kitchen/diner with bifold doors to garden, utility, downstairs w.c., garage. To the first floor there are four good sized bedrooms, master bedroom with en-suite and a family bathroom. To the outside the property further offers a low maintenance rear garden, solar panels, store room and ample parking to front. Gas central heating and double glazing where specified. Internal viewings highly recommended. JE V2 4/1/2024. EPC=B







### 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, stone chipping plant beds, access to garage, step to composite front door with matching side frames to:

### Entrance porch

Double glazed window to side, double opening doors to:

### Entrance hall

Vertical radiator, stairs to first floor accommodation door to w.c.





**Open plan living kitchen diner 26'10" max 10'5" min x 18'0" max 8'6" min (8.2 max 3.2 min x 5.5 max 2.6 min)**

Double glazed bow window to front, double glazed bifolding doors to rear, double glazed window to rear, two vertical radiators, door to storage cupboard and utility room, spotlights to ceiling, range of matching wall and base units, complementary glossy surfaces over, sink with drainer and mixer tap, integrated oven, grill, two microwaves, 5 ring gas hob, stainless steel extractor hood over, dishwasher, fridge, freezer, tiled splashbacks.

**Utility 12'1" x 6'6" (3.7 x 2.0)**

Double glazed obscure patio door to rear, central heating radiator, door to garage.

**Garage 18'4" x 6'10". max 6'2" min (5.6 x 2.1. max 1.9 min)**

Single pedestrian door, shelved storage, lighting and electrics.

**Downstairs w.c.**

Low level flush w.c., wash hand basin vanity unit, mixer tap, tiled splashbacks.

**First floor landing**

Spotlights to ceiling, access to loft space.

**Bedroom one 15'5" max including wardrobes 8'10" min x 11'1" ma (4.7 max including wardrobes 2.7 min x 3.4 max 16 m)**

Double glazed window to front, central heating radiator, fitted wardrobes, door to:

**En-suite**

Double glazed obscured window to front, chrome towel radiator, free standing bath with mixer tap and hand held shower over, wash hand basin and w.c. vanity unit with storage beneath and mixer tap over, built in storage and shelves, shower cubicle with drench shower head over.

**Bedroom two 10'9" x 6'2" (3.3 x 1.9)**

Double glazed window to front, central heating radiator.

**Bedroom three 11'1" x 8'6" max 7'2" min (3.4 x 2.6 max 2.2 min)**

Double glazed window to rear, central heating radiator.

### **Bedroom four 9'6" max 7'2" min x 9'6" max (2.9 max 2.2 min x 2.9 max)**

Double glazed window to rear, central heating radiator, fitted wardrobes with fitted desk.

### **Bathroom**

Double glazed obscured window to rear, spotlights to ceiling, chrome towel radiator, low level flush w.c., wash hand basin vanity unit with mixer tap, free standing bath with mixer tap, walk in shower cubicle with shower and drench shower head over, part tiled walls.

### **Rear garden**

Decking patio area, slabbed patio area, raised brick plant beds, lawn, plant bed borders, door to store room.

### **Store room 9'2" x 7'10" (2.8 x 2.4)**

Double glazed window to side, 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 E

### **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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