



34 Cherry Tree Lane
Halesowen,
West Midlands B63 1DU

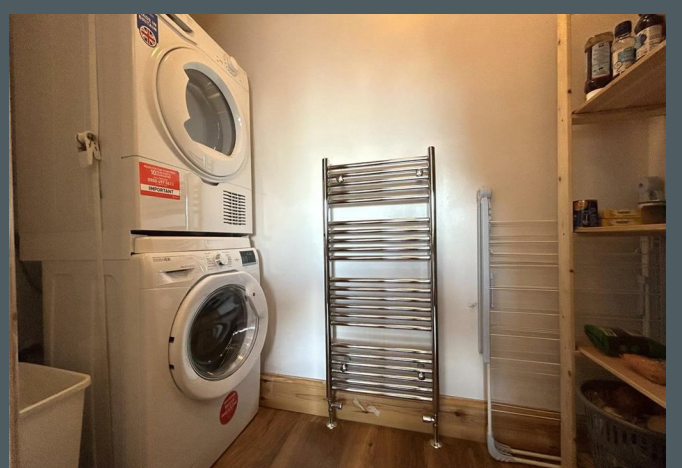
Offers In The Region Of £400,000

...doing things differently



A wonderful and much improved three bed detached family home situated in a sought after Halesowen cul-de-sac having block paved driveway, private rear garden and accommodation comprising of entrance hall, attractive bright lounge, fitted kitchen/diner with central island, utility room, storage room, guest w.c., master bedroom with dressing room, two further bedrooms and superb family bathroom. The property further benefits from having gas central heating and double glazing where specified. Viewing is a must to fully appreciate. JE V1 17/11/2023. 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.







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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Approach

Via block paved driveway, plant bed borders, side gate access to rear, block paved walkway to side leading to double glazed panelled door.

Entrance hall

Stairs to first floor accommodation, central heating radiator, dado rail, door to storage room, access to:

Inner lobby

Door to w.c.

Downstairs w.c.

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

Lounge 12'5" max into bay 10'5" min x 11'5" max 10'5" min (3.8 max into bay 3.2 min x 3.5 max 3.2 min)

Double glazed bay window to front, central heating radiator, picture rail, feature gas fire, wooden marble and tiled hearth.

Kitchen diner 13'5" max 11'9" min x 17'8" max 15'5" min (4.1 max 3.6 min x 5.4 max 4.7 min)

Spotlights to ceiling, two double glazed sliding patio doors to rear, two central heating radiators, range of matching glossy wall and base units, complementary surfaces over with splashbacks, breakfast island, stainless steel sink, drainer and mixer tap, four ring electric induction hob, integrated dishwasher, grill, oven, microwave, space for fridge freezer, door to:

Utility 7'10" x 3'3" (2.4 x 1.0)

Vertical chrome towel radiator, plumbing for washing machine, space for dryer.

First floor landing

Double glazed window to side, central heating radiator, access to loft, dado rail.

Bedroom one 14'1" x 7'10" (4.3 x 2.4)

Double glazed window to rear, central heating radiator, access to loft, opening to walk in fitted wardrobes.

Bedroom two 9'2" x 9'2" (2.8 x 2.8)

Double glazed window to rear, central heating radiator.

Bedroom three 10'5" x 11'5" max 10'5" min (3.2 x 3.5 max 3.2 min)

Double glazed window to front, central heating radiator.

Bathroom

Double glazed obscured window to front, spotlights to ceiling, part tiled walls, vertical towel radiator, panelled bath with mixer tap and drench shower head over, additional hand held shower, pedestal wash hand basin with mixer tap and tiled splashbacks, low level flush w.c.

Rear garden

Decked patio area, steps leading to lawn, plant bed borders, shed to rear, mature shrubbery, side access to front, outdoor electrics and tap.

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.

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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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