



68 Banners Lane
Halesowen,
West Midlands B63 2SD
Offers In The Region Of £325,000

...doing things differently



An exceptionally well appointed 3 bedroomed detached family home. Ideally located on the Vale Gardens development and benefitting from being in a highly sought after location. This impressive family home is well placed for access to local shop/ amenities, good transport links, schools access, and a short distance from Halesowen town centre.

The layout of the property comprises of a light and airy entrance hall with access to ground floor w.c. and stairs leading to first floor, a dual aspect breakfast kitchen finished to a high standard and having patio doors out to rear, a large dual aspect living room with additional patio doors out to rear garden.

Heading upstairs is a pleasant landing with loft access, the main bedroom is a good sized double with en-suite shower room, two further good sized double bedrooms. and the house bathroom.

Externally are two parking spaces to front of the property and a side access gate to rear. At the rear of the property is a low maintenance garden with raised beds and lawned area. AF 03/11/2023 EPC =B



Lex Allan Grove loves...

The highly sought after location!







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

Access via block paved driveway for two vehicles, electric car charging point and side gate access to rear.

Hallway

With ceiling light and smoke alarm, central heating radiator, laminate wood effect flooring, access to w.c. and stairs rising to first floor.











Breakfast Kitchen 9'6" x 17'4" (2.9m x 5.3m)

Dual aspect room, double glazed window to front, patio doors to rear, two ceiling lights, central heating radiator, a selection of wall and base units with complementary work surfaces over, 1.5 stainless steel sink and drainer, electric hob and oven with extractor fan over, dining area and tiled flooring.

Lounge 10'5" 20'4" (3.2m 6.2m)

Dual aspect room, double glazed window to front, uPVC patio doors to rear, ceiling light, two central heating radiators and laminate effect flooring.

Ground floor w.c.

Double glazed window, ceiling light, extractor fan, wash hand basin, low level w.c. and tiled floor.

Landing

Gallery style landing, double glazed window, ceiling light, smoke detector and central heating radiator.

Bedroom one 9'6" x 16'8" (2.9m x 5.1)

Double glazed window to front, ceiling light, central heating radiator and laminate wood effect flooring.

En-Suite

Double glazed window, ceiling light, extractor fan, shower cubicle with tiled wall, wash hand basin, low level flush w.c., heated towel rail and tiled floor.

Bedroom two 9'6" x 10'5" (2.9m x 3.2m)

Double glazed window to front, ceiling light, central heating radiator and laminate wood effect flooring.

Bedroom three 9'2" x 10'2" (2.8m x 3.1m)

Double glazed window to rear, ceiling lights, central heating radiator and laminate wood effect flooring.

Bathroom

Double glazed window to front, ceiling lights, extractor fan, part tiled walls, bath with shower attachment, wash hand basin, low level flush w.c., tiled floor and heated towel rail.

Rear Garden

Low maintenance, slabbed seating area, lawned area, plant borders and garden 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 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.

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