



35 Cherry Street  
Halesowen,  
West Midlands B63 3RG  
*Offers In The Region Of £200,000*

*...doing things differently*





A well appointed and extended traditional two bedroom terraced family home. Ideal for young families and first time buyers. This charming home is situated on this established road convenient for amenities and transport links.

Benefitting from being well presented through out, having double glazing and gas central heating, this terraced property comprises of entrance into front reception room offering flexible usage as a dining room/sitting room, well proportioned breakfast kitchen and an orangery that the current owners use as a living room. The first floor has a pleasant landing, two good sized bedrooms and the house bathroom. Externally the property features a landscaped rear garden with slabbed seating area near to property, an astro turfed lawn and space at the bottom of the garden for a shed. At the front is a block paved footpath and the property is located behind a low level brick wall. AF 16/2/24 V1 EPC=C

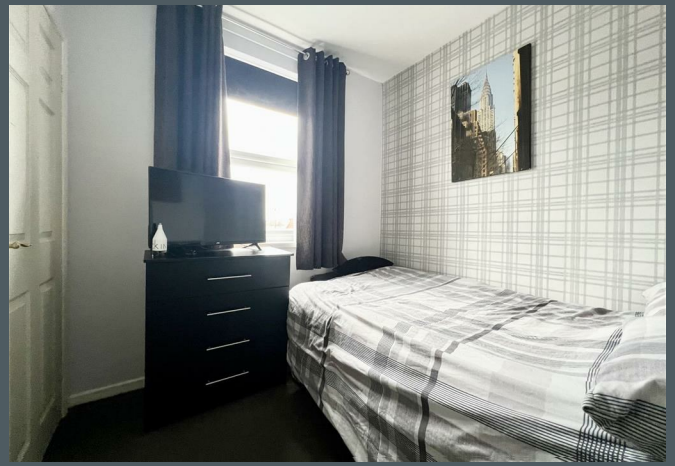












### Location

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.



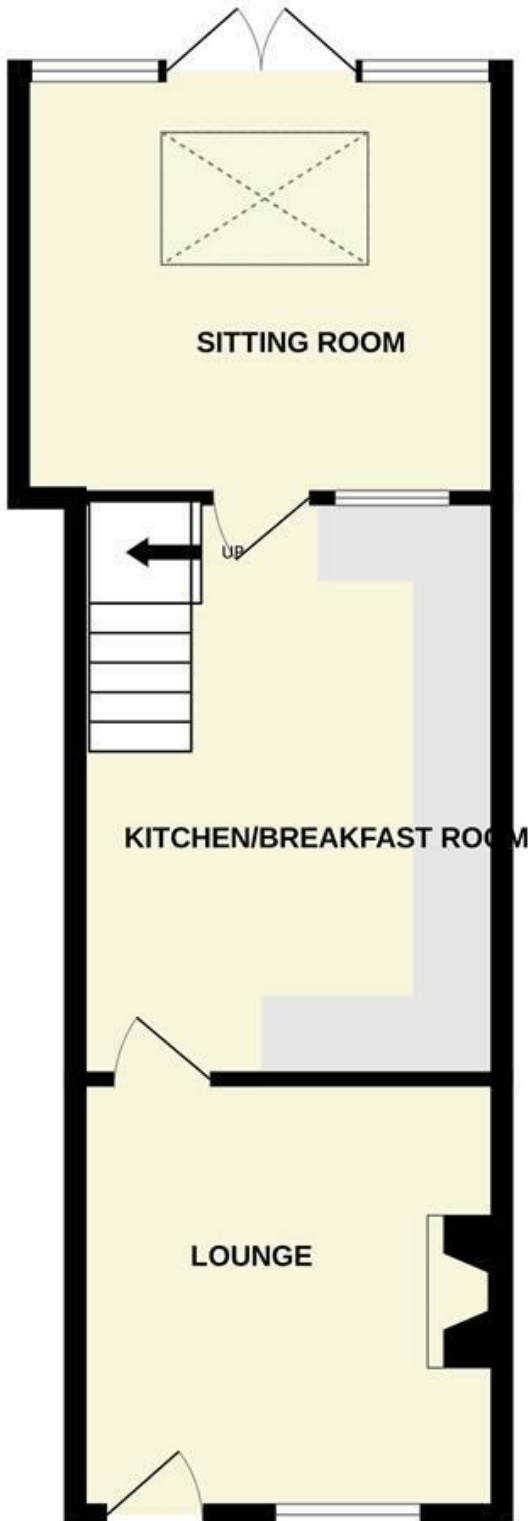




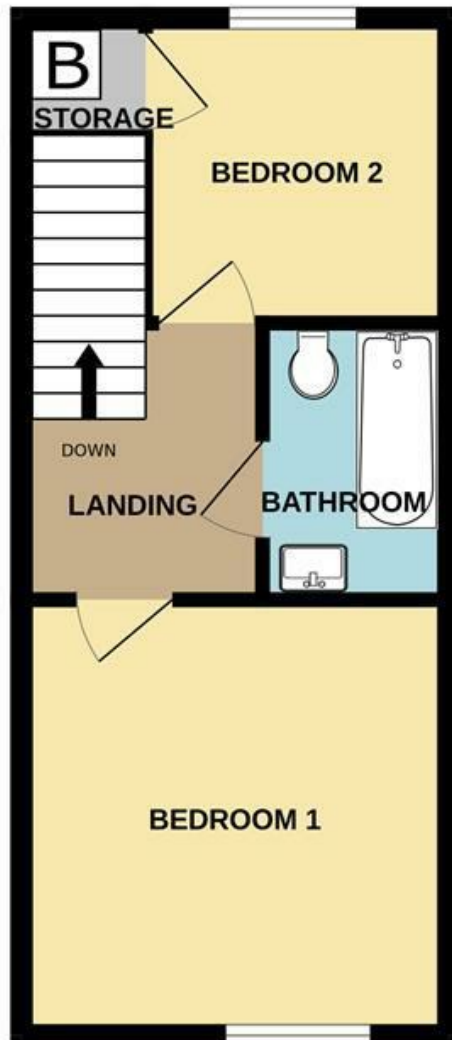




GROUND FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.1 sq.m.) approx.

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 frontage with low level brick wall.

## Dining room/front reception room 11'1" x 10'9" (3.4 x 3.3)

Composite front door, double glazed window to front, ceiling light point, feature fireplace and central heating radiator.

## Kitchen 12'9" x 15'1" (3.9 x 4.6)

Benefiting from internal double glazed door and window into lounge, ceiling light point, range of wall and base units, wood effect work surface over, stainless steel sink and drainer, space for cooker, extractor, part tiled walls, space for washer dryer and offering further space for dining table under the stairs area.

## Lounge/orangery 12'9" x 12'1" (3.9 x 3.7)

Double glazed patio doors and windows across the rear of property, spotlights, wood effect laminate flooring.

## First floor landing

With ceiling light point and loft access.

## Bedroom one 11'1" x 11'1" (3.4 x 3.4)

Double glazed window to front, ceiling light point, central heating radiator, space of wardrobes either side of chimney breast.

## Bedroom two 7'10" x 7'10" (2.4 x 2.4)

Double glazed window to rear, ceiling light point, central heating radiator, built in wardrobe/airing cupboard.

## Bathroom

Ceiling light point, tiled walls, shower over bath, wash hand basin with cabinet, low level w.c., tiling to floor.

## Rear garden

Tiled slabbed seating area, gravelled footpath, astro turf lawn, and space 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 A

## 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.

18 Hagley Road, Halesowen, West Midlands, B63 4RG

info@lexallanandgrove.com

0121 550 5400

www.lexallanandgrove.com

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