



3 Naseby Drive
Halesowen,
West Midlands B63 1HJ
Offers In Excess Of £325,000

...doing things differently



Superbly proportioned detached family home in this fabulous cul de sac location on the prestigious Squirrels development. This three bedroom detached family home is well placed for good transport links, close to good local schools and a short distance from Halesowen town centre.

The layout in brief comprises of entrance hall with access to ground floor w.c. and stairs to first floor, dual aspect lounge and diner with patio doors leading out to rear garden, rear facing kitchen with access out to car port.

Heading upstairs is a pleasant landing with loft access, three good sized bedrooms and the house bathroom. Externally this family home offers ample off road parking via driveway and under the car port and leading up to the garage. At the rear is an established garden with seating area near to the property. AF 2/5/24 V2 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.







Approach

Via driveway down to car port and garage with mature garden.

Hallway

Double glazed front door, double glazed window to side, ceiling light point, warm air vent, stairs to first floor and access to ground floor w.c.

Downstairs w.c.

Ceiling light point, low level w.c., wash hand basin and store space under stairs.

Lounge area 12'1" x 15'5" (3.7 x 4.7)

Double glazed window to front, ceiling light point, warm air vents, feature electric fireplace, wood bifold doors opening through to dining area.

Dining area 15'5" x 12'1" (4.7 x 3.7)

Large double glazed window to rear and door, ceiling light point, warm air vent, door through to kitchen.

Kitchen 8'6" x 13'9" (2.6 x 4.2)

Double glazed window, ceiling light point, range of wall and base units with stone effect work top over, stainless steel sink and drainer, electric hob, extractor, electric oven and grill, built in fridge freezer, majority tiled walls, tiled floor and door leading out to carport and central heating boiler cupboard.

First floor landing

With window to side, ceiling light point, loft access, airing cupboard with heated towel rail.

Bedroom one 15'8" into wardrobe x 10'5" (4.8 into wardrobe x 3.2)

Double glazed window to front, ceiling light point, built in wardrobe.

Bedroom two 9'6" x 13'9" excluding wardrobe (2.9 x 4.2 excluding wardrobe)

Double glazed window to rear, ceiling light point, built in wardrobe.

Bedroom three 9'2" x 8'10" max 7'6" min (2.8 x 2.7 max 2.3 min)

Double glazed window, ceiling light point.

Bathroom

Double glazed window, ceiling light point, warm air vent, tiled walls, shower over bath, wash hand basin, low level w.c.

Rear garden

The garden offers lovely views with seating area, well maintained lawn with mature shrub borders and beds.

Garage 18'0" x 7'10" (5.5 x 2.4)

Up and over door, door to garden, ceiling light point and window to rear.

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.

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

info@lexallanandgrove.com

0121 550 5400

www.lexallanandgrove.com

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