



118 Broadway Avenue  
Halesowen,  
West Midlands B63 4RD  
*Offers Based On £275,000*

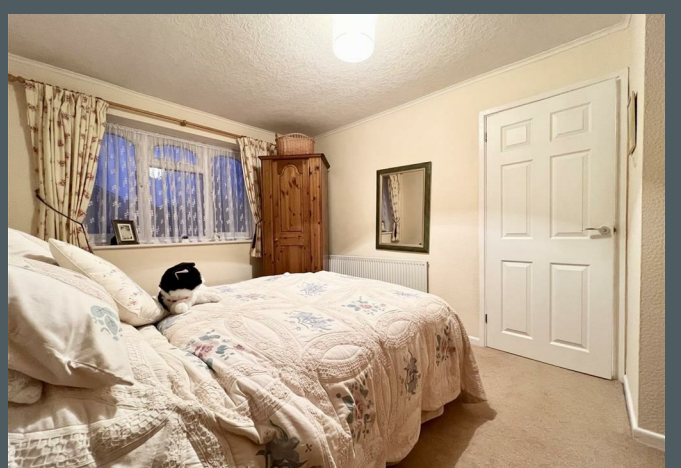
*...doing things differently*



Offered for sale with NO ONWARD CHAIN! Lex Allan Grove are delighted to present this spacious three bed semi detached property in a highly sought after location near the town centre of Halesowen. Finding itself well placed for good local schools, good transport links, and access to local shops and amenities.

The layout in brief comprises of entrance porch, a spacious lounge/diner, kitchen, garden room that offers flexibility as a laundry room which also provides access to the rear garden. Heading upstairs is a pleasant landing, three good sized double bedrooms, a separate w.c. and the house bathroom. Externally the property offers off road parking with small front garden and side access gate to rear. At the rear of the property is a low maintenance garden with slab bed seating area near to property. AF 24/2/24 V1 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 slabbed driveway and mature front garden.

### **Entrance porch**

Double glazed door and double glazed window, wall light point, further wooden door into lounge.

### **Lounge diner 12'5" max 7'10" min x 23'3" max (3.8 max 2.4 min x 7.1 max)**

Double glazed unit to front, ceiling and wall light points, real flame gas fire place, doors to staircase, kitchen and further door leading out to garden room.

### **Kitchen 7'6" x 12'5" max (2.3 x 3.8 max)**

Double glazed window to rear, ceiling light point, range of wall and base units, marble effect work surface over, gas hob, extractor, gas oven, stainless steel sink, pantry and vinyl flooring.

### **Garden room/laundry 8'2" x 17'0" (2.5 x 5.2)**

Double glazed units, two ceiling light points, double glazed door to rear garden, central heating radiator.

### **First floor landing**

Double glazed window, ceiling light point, loft access and airing cupboard.

### **Bedroom one 12'5" x 9'6" (3.8 x 2.9)**

Double glazed window, ceiling light point, central heating radiator.

### **Bedroom two 9'6" max x 13'5" max (2.9 max x 4.1 max)**

Double glazed window, ceiling light point, central heating radiator.

### **Bedroom three 7'10" x 9'2" (2.4 x 2.8)**

Double glazed window, ceiling light point, central heating radiator.

### **Separate w.c.**

Double glazed window, ceiling light point, low level w.c., central heating radiator.

### **Bathroom**

Double glazed window, ceiling light point, part tiled walls, shower over bath, low level w.c., wash hand basin, central heating radiator.

## Rear garden

Side access, store, slabbed seating area, steps up to second slabbed seating area with mature borders.

## Integral garage

## 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.

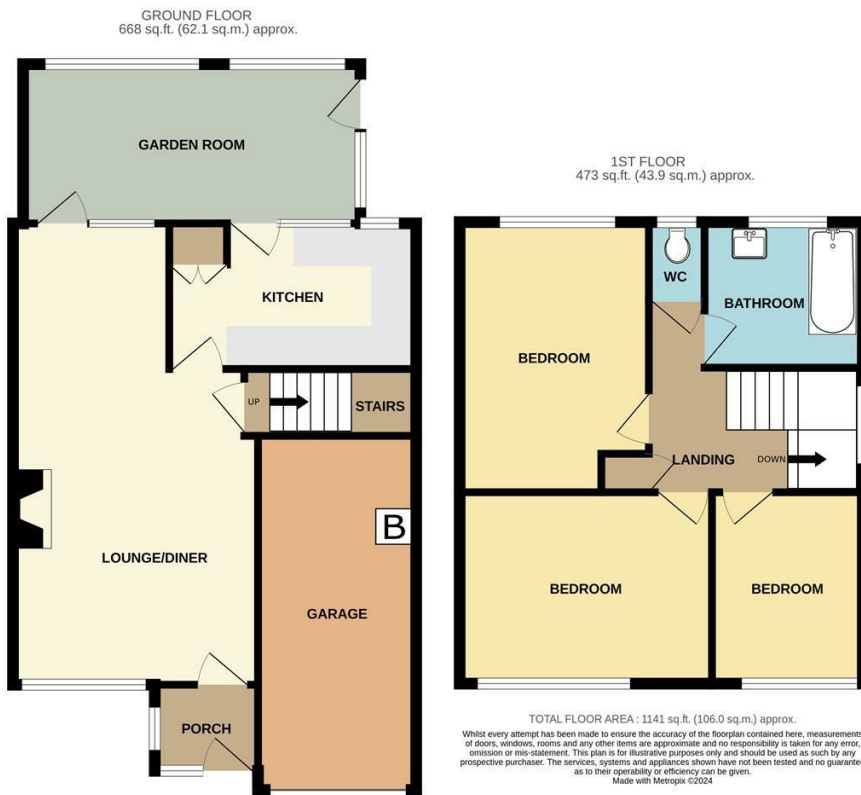
## Referral Fees

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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