



25 Cobham Road
Halesowen,

West Midlands B63 3JZ

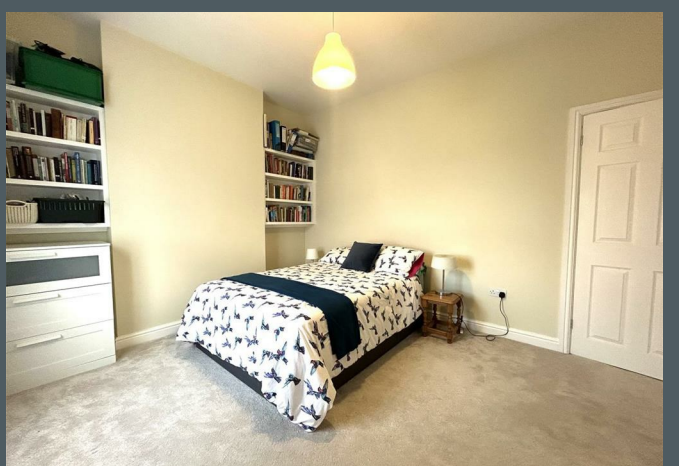
Offers In The Region Of £220,000

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A great opportunity to acquire a beautifully presented two bedroomed traditional end terraced home situated in the heart of Halesowen on Cobham Road. This family home offers spacious accommodation in a highly sought after location being in close proximity to schools and Halesowen centre making it ideal for various amenities. The property comprises of a lounge, dining room, fitted breakfast kitchen, cellar, rear lobby, downstairs bathroom, two double bedrooms, shower room and rear garden. Internal viewings highly recommended. JE V3 11/3/2024 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 walled fore garden, block paved pathway to shared access to rear, steps to double glazed panelled composite front door.

Lounge 13'9" max into bay 11'1" min x 13'5" max 12'9" min (4.2 max into bay 3.4 min x 4.1 max 3.9 min)

Double glazed bay window to front, central heating radiator, t.v. point, feature electric fireplace with surround.

Inner lobby

Door to cellar, door to second reception room.

Dining room 10'9" x 13'5" max 12'9" min (3.3 x 4.1 max 3.9 min)

Double glazed window to rear, central heating radiator, shelved storage, stairs to first floor accommodation.

Breakfast kitchen 18'8" x 9'2" max 6'6" min (5.7 x 2.8 max 2.0 min)

Two double glazed windows to side, central heating radiator, tiled floor, range of matching wall and base units, complementary surfaces over, fitted electric oven and four ring electric hob, dishwasher, one and a half bowl stainless steel sink with mixer tap and drainer, space for fridge/freezer, breakfast area, door to rear lobby.

Rear lobby

Double glazed panelled door to side, space for washing machine and dryer, door to downstairs bathroom.

Bathroom

Double glazed obscured window to side, tiled floor, central heating radiator, panelled bath with hand held shower over, tiled splashbacks, low level flush w.c., pedestal wash hand basin, mixer tap and tiled splashbacks.

Cellar 13'1" x 10'9" (4.0 x 3.3)

Bedroom one 11'1" x 13'5" max 12'9" min (3.4 x 4.1 max 3.9 min)

Double glazed window to front, central heating radiator, fitted shelving to walls.

Bedroom two 11'1" x 9'10" max 9'2" min (3.4 x 3.0 max 2.8 min)

Double glazed window to rear, central heating radiator, door to storage cupboard housing central heating boiler.

Shower room

Double glazed obscured window to rear, central heating radiator, tiled floor, part tiled walls, walk in shower cubicle, pedestal wash hand basin with mixer tap, central heating radiator, low level flush w.c., wall mounted corner cupboard.

Rear garden

Slabbed patio area, mature shrubbery, garden shed, fence panel boundaries.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold with a flying freehold. In relation to the rear of the property a buyer is advised to obtain verification from their solicitor.

Council Tax Banding

Tax Band is B

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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