



66 Beaumont Road
Halesowen,
West Midlands B62 9EX

Offers In The Region Of £250,000

...doing things differently



Lex Allan Grove are delighted to offer for sale a truly impressive and immaculately presented three bedroom semi detached property. The layout in brief comprises of entrance porch, hallway with stairs leading to first floor and access to the ground floor w.c. Located at the front of the property is a lounge with feature electric fire place, bay window with shutters and Amtico flooring, the kitchen/diner is at the rear of the property. Heading upstairs is a pleasant landing with loft access, two well proportioned double bedrooms, a further good sized bedroom which the current owner uses as a dressing room, and the house bathroom which has been fitted out to a very high standard. Externally the property is accessed via a small walled front garden, to the side is a cobbled pathway taking you to the parking spaces and rear access into garden. The rear garden has been landscaped with multiple slabbed seating areas, stone borders, and space for a shed at the base of the garden. AF 16/1/24 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 block paved footpath, small fore garden behind a low level brick wall.

Entrance porch

Timber framed with double glazed doors and stone flooring.

Hallway

Double glazed front door with double glazed windows to either side, ceiling spotlights, half wooden panelling to walls, central heating radiator, Amtico flooring, stairs to first floor accommodation and access to ground floor w.c.

Downstairs w.c.

Glazed window to side, ceiling light point, central heating radiator, low level w.c., corner wash hand basin, extractor and tiled flooring.







Lounge 11'5" x 14'9" min to bay (3.5 x 4.5 min to bay)

Double glazed window with wooden shutters, ceiling light point, decorative coving to ceiling, central heating radiator, feature electric fireplace, Amtico flooring.

Kitchen diner 11'9" max x 17'8" max 8'6" min (3.6 max x 5.4 max 2.6 min)

Patio door to rear with double glazed window above, further double glazed units over sink, ceiling light point and spotlights, decorative coving to ceiling, range of wall and base units with stone effect work top, ceramic sink and drainer, built in fridge freezer, dishwasher, electric oven, gas hob, extractor, part tiled walls, two built in cupboards, central heating radiator, Amtico flooring.

First floor landing

Double glazed window to side, ceiling light point, decorative coving to ceiling and loft hatch.

Bedroom one 12'5" x 11'5" (3.8 x 3.5)

Two double glazed windows to front with wooden shutters, ceiling light point, decorative coving to ceiling, central heating radiator, Amtico flooring.

Bedroom two 11'5" x 10'9" (3.5 x 3.3)

Double glazed window to rear, decorative coving to ceiling, ceiling light point, central heating radiator, Amtico flooring.

Bedroom three 6'2" x 8'6" (1.9 x 2.6)

Double glazed window to rear, ceiling light point, decorative coving to ceiling, central heating radiator, Amtico flooring.

Bathroom

Double glazed window to front with wooden shutters, ceiling spotlights, extractor, majority tiling to walls, shower over bath, low level w.c., wash hand basin, heated towel rail, tiled floor.

Rear garden

Slabbed seating area, landscaped with two circular slabs surrounded with slate, flower borders either side, space for a shed and rear gate access to front.

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 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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