



128 Mendip Road  
Halesowen,  
West Midlands B63 1JH  
*Offers In Excess Of £425,000*

*...doing things differently*



A superb family home in a prestigious Halesowen address. This property, on the popular Squirrels estate, offers fantastic extended spacious accommodation for a growing family. Ideally located for good local schools, transport links, local shops and amenities.

The layout in brief comprises of entrance porch leading through to the hall. The hall offers access to living room, kitchen, ground floor w.c. and stairs leading to first floor with very handy under stairs storage cupboard. The living room is front facing and benefits from the feature bay window and gas fire place, with double doors leading through to the extended dining room. The dining room offers views out to the garden which can be accessed via the patio doors. Also located at the rear of the property is the kitchen with built-in microwave, oven, fridge, dish washer and four ring burner with extractor, utility which also offers storage and a door leading out to the rear garden.

Upstairs is a pleasant landing with airing cupboard and loft access, two good sized double bedrooms both benefiting from built in storage. bedroom three is also a good sized room with additional built-in storage cupboard, a fourth bedroom and the house bathroom.

Externally is a tarmac drive with block paved edging and front garden and garage. To the rear is a low maintenance garden with multiple seating areas, lawned area, summer house/shed. AF 29/11/23 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. Also within easy access is The National Trust Clent Hills, golf course and Hagley Country Park. 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 tarmac drive with bloc paved border and mature front garden.

### Porch

Via double glazed door and double glazed windows to side, main door leading into hall.

### Hall

With ceiling light, access through to living room, kitchen, w.c. and stairs to first floor with walk in under stairs cloaks cupboard.





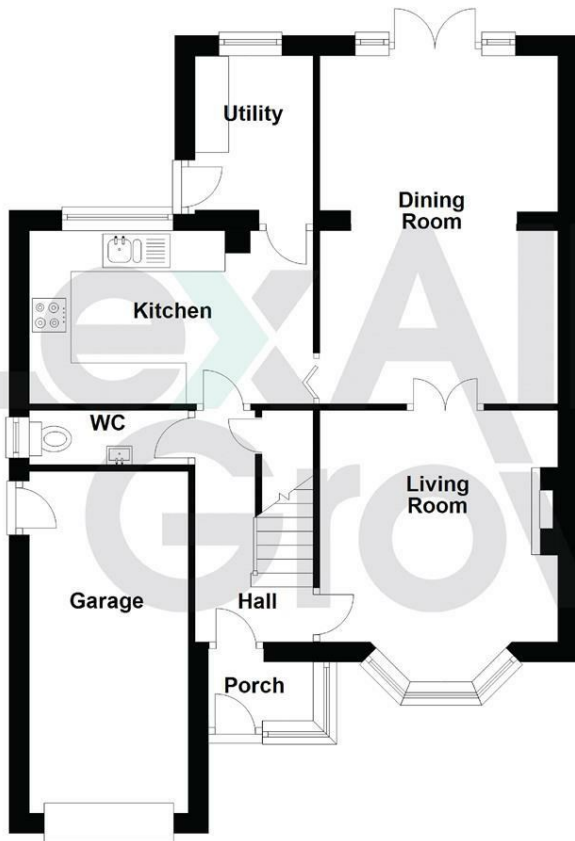






### Ground Floor

Approx. 71.9 sq. metres (773.5 sq. feet)



### First Floor

Approx. 48.2 sq. metres (519.0 sq. feet)



Total area: approx. 120.1 sq. metres (1292.5 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

### **Living room 13'1" max x 11'5" max (4.0 max x 3.5 max)**

Double glazed bay window to front, ceiling light, wall lights, feature gas fire, central heating radiator, access through to extended dining room.

### **Dining room 17'0" max x 11'5" max (5.2 max x 3.5 max)**

Extended at rear with double glazed patio door and window out to rear garden, wall and ceiling lights, decorative coving, central heating radiator.

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

With double glazed window to rear, ceiling light, central heating radiator, tiled floor, pull out breakfast bar, range of matching wall and base units, built in electric oven and microwave, four ring gas hob with extractor, fridge, dishwasher, aluminium sink and drainer.

### **Utility 8'2" x 5'6" (2.5 x 1.7)**

Located off the kitchen, double glazed window and door, tiled floor, decorative coving to ceiling, spotlights, wall units with work top, space for washer and dryer.

### **Downstairs w.c.**

Double glazed window, ceiling light, half panelled walls, low level flush w.c., wash hand basin and cupboard.

### **First floor landing**

Ceiling lights, loft access and airing cupboard.

### **Bedroom one 11'1" max 11'9" max (3.4 max 3.6 max)**

Double glazed window, ceiling light, ample built in wardrobes, central heating radiator.

### **Bedroom two 11'1" max x 14'5" max (3.4 max x 4.4 max)**

Front facing double glazed window, ceiling light, walk in wardrobe, central heating radiator.

### **Bedroom three 8'6" max x 8'10" max (2.6 max x 2.7 max)**

Double glazed window, ceiling light, central heating radiator.

### **Bedroom four 9'6" max 9'2" max (2.9 max 2.8 max)**

Double glazed window, ceiling light, central heating radiator, walk in wardrobe.

### **Shower room**

Double glazed window, ceiling spotlights, laminate floor, tiled walls, shower unit, low level flush w.c., wash hand basin and light up cabinet, heated towel radiator.

### **Rear garden**

A flat garden with slabbed patio/seating area, side access gate to front, lawned area with mature borders, summer house, shed and centralised slabbed seating area.

### **Garage 16'8" x 7'10" (5.1 x 2.4)**

Up and over door to front and power, side door to rear garden, in eaves storage area.

### **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 E

### **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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