



41 Hagley Road
Halesowen,

West Midlands B63 1DR

Offers In The Region Of £499,950

...doing things differently



An attractive and spacious four double bedroom, detached family home in a well respected location that is close to good local schools, good transport links, and local amenities. Further benefits to the property are gas central heating and double glazing.

The layout in brief comprises; entrance porch, a welcoming reception hall with stairs leading to first floor, a truly impressive lounge with bay window and fireplace, a well proportioned dining room, sitting room, conservatory, a good sized breakfast kitchen, utility with w.c. off, side veranda/office. Heading upstairs is an impressive landing, four good sized double bedrooms, house bathroom with separate w.c.

To the front of the property is ample off road parking behind a brick walled frontage, a large mature rear garden with decked and slabbed seating area near to property, established flower beds, lawned areas, a feature pond, further slabbed area, and space for a shed. AF 31/1/24 V1 EPC=E







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 driveway behind low level brick wall with mature raised borders.

Entrance porch

Double glazed front door and windows and tiled floor.

Entrance hall

Wooden front door with windows to side, ceiling spotlights, stairs to first floor accommodation, store under stairs, central heating radiator, laminate flooring.

Lounge 19'0" x 11'9" (5.8 x 3.6)

Double glazed bay window with curved radiator, two ceiling light points, decorative coving, central heating radiator, feature gas fireplace.

Conservatory 10'9" x 9'10" (3.3 x 3.0)

Double glazed window and sliding patio door, wall light points, central heating radiator, laminate floor and store cupboard.

Sitting room 11'9" x 10'5" (3.6 x 3.2)

Double glazed patio door with double glazed window

above, ceiling light point, decorative coving, central heating radiator, laminate flooring.

Dining room 15'8" x 8'6" (4.8 x 2.6)

Double glazed window to front, ceiling light point, decorative coving, central heating radiator, laminate flooring.

Breakfast kitchen 12'5" max x 10'9" max (3.8 max x 3.3 max)

Double glazed window, skylight, ceiling spotlights, range of wall and base units, stone effect work surface over, sink and drainer, gas hob, extractor, electric oven, space for dishwasher, fridge and freezer, breakfast bar, central heating radiator, laminate flooring.

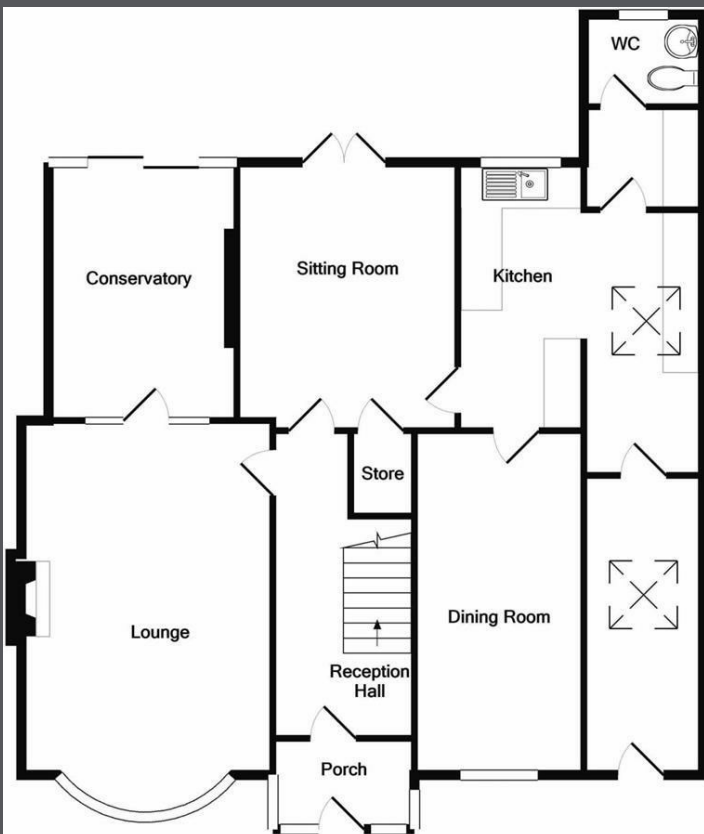
Utility area

Double glazed door to rear, ceiling light point, work top and space for white goods.

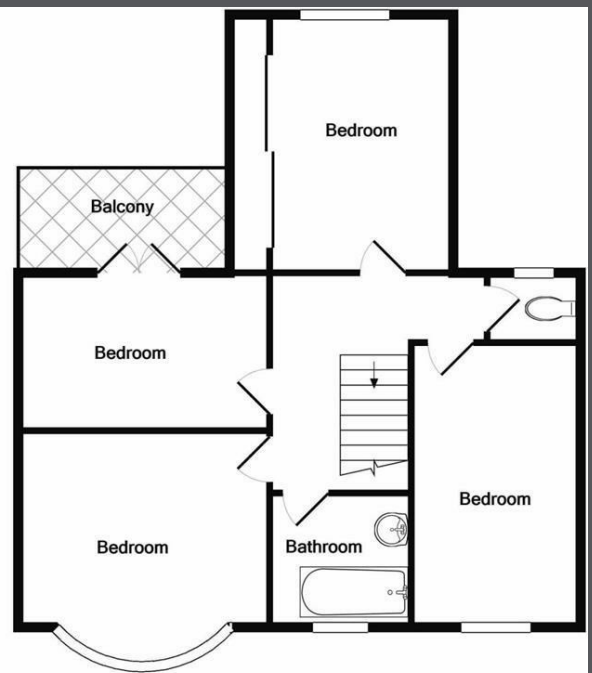
Downstairs w.c.

Double glazed window, ceiling light point, vanity unit with built in wash hand basin and low level flush w.c., laminate flooring.





Ground Floor



1st Floor

Hagley Rd, B63 1DR
 Measurements are approximate. Not to scale. Illustrative purposes only
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Store room 6'6" x 14'5" (2.0 x 4.4)

Double glazed door to front, skylight, ceiling light point, central heating radiator.

First floor landing

With ceiling light point and access to rooms.

Bedroom one 12'5" into bay x 11'9" (3.8 into bay x 3.6)

Double glazed window to front with curved central heating radiator, ceiling light point.

Bedroom two 11'9" x 10'5" (3.6 x 3.2)

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

Bedroom three 11'9" x 7'2" (3.6 x 2.2)

Double glazed doors on to balcony, ceiling light point, central heating radiator.

Bedroom four 12'5" x 7'10" (3.8 x 2.4)

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

Bathroom

Double glazed window, ceiling light point, tiled walls, shower over bath, his and hers wash hand basins with storage beneath, vinyl flooring.

Separate w.c.

Ceiling light point, low level flush w.c., central heating radiator.

Garden shed/workshop 11'5" x 11'5" (3.5 x 3.5)

Being of timber framed.

Rear garden

Slabbed seating area, two raised decked seating areas, lawn with feature pond and footpath to bottom of garden where there is a further slabbed seating area and workshop.

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

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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