



128 Two Gates  
Halesowen,  
West Midlands B63 2JR  
*Offers In The Region Of £285,000*

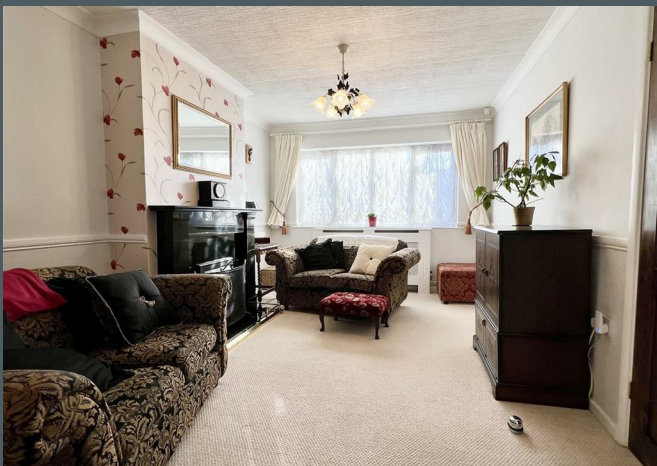
*...doing things differently*



An extended three bedroom family home in a popular and convenient location close to local amenities, good local schools, good transport links and open countryside.

This well presented throughout family home briefly comprises of entrance porch, hallway, a dual aspect lounge/ diner leading into conservatory, a converted garage that is currently being used as a dining room/bedroom four, a well appointed kitchen, utility, and ground floor w.c. Heading upstairs is a large landing with fitted linen storage cupboard, two very well proportioned double bedrooms, a third generous bedroom, and the family bathroom. Externally the property offers ample off road parking with side access gate to rear, security lighting, side passageway with store cupboard having lighting and power. At the rear of the property is a large landscaped rear garden with slabbed seating area near to property accessed via conservatory a second area that is gravelled and currently houses two large sheds, fruit cage and greenhouse with gate and steps leading down to a further lawned area with fruit cage. The property also benefits from an alarm system. AF 31/1/24 V2 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. 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.

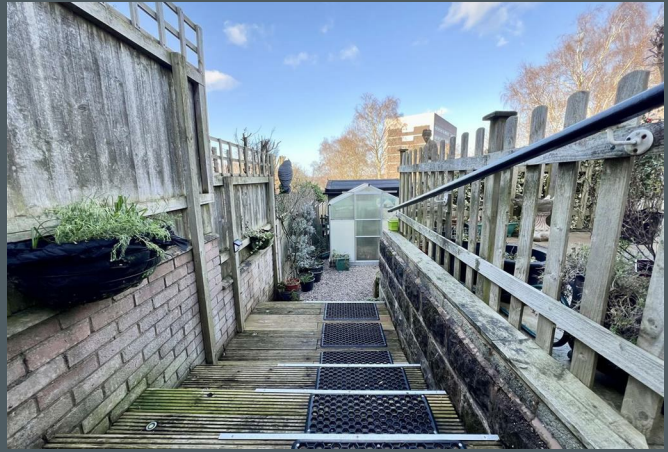












### Approach

Via block paved driveway, stone gravel flower beds and side access gate to rear.

### Entrance porch

Double glazed front door and windows, access into:

### Entrance hall

Double glazed front door, ceiling light point, decorative coving, central heating radiator, stairs to first floor and parquet flooring.

### Lounge diner 10'5" max 8'10" min x 26'2" (3.2 max 2.7 min x 8.0)

Double glazed window to front, two ceiling light points, decorative coving, two central heating radiators, feature fireplace and sliding patio door to conservatory.

### Conservatory 8'6" x 11'1" (2.6 x 3.4)

Double glazed patio door, double glazed windows and laminate flooring.

### Kitchen 11'1" x 7'10" (3.4 x 2.4)

Double glazed window to rear, ceiling light point, decorative

coving, range of wall and base units with acrylic work tops over, extractor, central heating radiator, space for cooker, built in dishwasher and fridge, majority tiled walls and tiled floor.

### Utility 5'10" x 6'10" (1.8 x 2.1)

Double glazed window, ceiling light point, decorative coving, wall mounted units, work surface, space for washer/dryer and freezer, heated towel radiator, double glazed door to rear and tiled floor.

### Downstairs w.c.

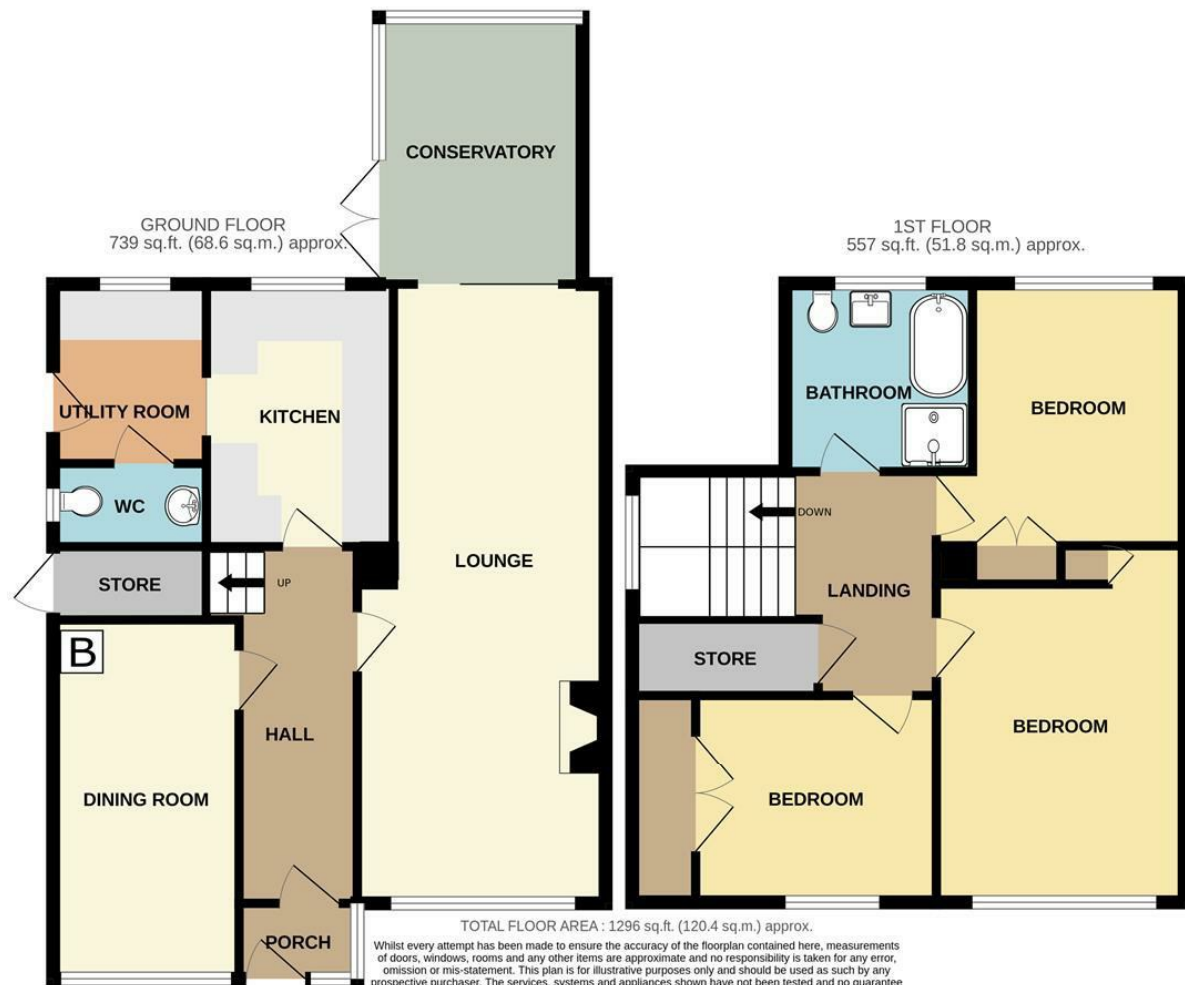
Double glazed window to side, ceiling light point, decorative coving, half tile walls, wall mounted cupboard, low level flush w.c., wash hand basin and tiled floor.

### Dining room 14'9" max 12'1" min x 7'10" (4.5 max 3.7 min x 2.4)

Double glazed window to front, ceiling light point, decorative coving, central heating radiator, two store cupboards.

### First floor landing

Gallery style landing, ceiling light point, decorative coving and linen cupboard.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

### **Bedroom one 10'5" x 13'5" min 14'9" max (3.2 x 4.1 min 4.5 max)**

Double glazed window to front, ceiling light point, decorative coving, central heating radiator, built in store cupboard.

### **Bedroom two 11'1" x 8'10" min 10'5" max (3.4 x 2.7 min 3.2 max)**

Double glazed window to rear, ceiling light, decorative coving, central heating radiator, loft access and built in wardrobe.

### **Bedroom three 10'2" x 8'2" excluding wardrobe (3.1 x 2.5 excluding wardrobe)**

Double glazed window to front, ceiling light, decorative coving, central heating radiator, built in storage.

### **Bathroom**

Double glazed window to rear, ceiling light, decorative coving, majority tiled walls, bath with shower attachment, separate walk in shower cubicle,, low level w.c., wash hand basin, heated towel rail, shaver point and vinyl flooring.

### **Rear garden**

Slabbed seating area, decked steps down to gravelled area with sheds having lighting, power and alarm, covered storage with door between the two sheds and greenhouse, brick store, gates lead through to lawned area with fruit cage.

### **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.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

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

**LexAllan  
Grove**

local knowledge exceptional service