



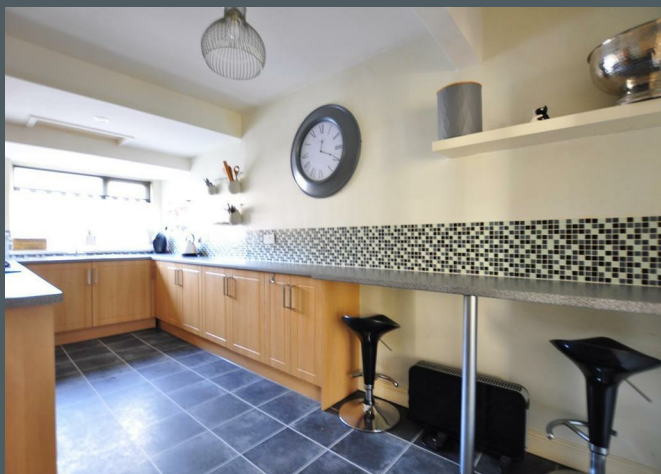
32 Woodman Close
Halesowen,
West Midlands B63 3EH
Guide Price £250,000

...doing things differently



WONDERFUL FAMILY HOME ON WOODMAN CLOSE. This spacious three bedroom home has been impressively converted over the years with the added bonus of a spacious loft room and garage conversion giving extra ground floor space all of which has been done to a very high standard. This along with the property being in a highly sought after location near to Halesowen town centre makes it ideal for local amenities and commuter links. The property itself briefly comprises of good sized driveway to front, entrance hall, lounge, kitchen, utility room, three bedrooms, high spec bathroom, an attractive loft room and rear garden makes this property a must view. AF 14/12/23 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 tarmac driveway to front offering parking for a number of cars and stepping up to porch.

Porch

With double glazed windows and door to front, cupboard off.

Entrance hall

Central heating radiator, double glazed door to front, stairs rising to first floor accommodation.

Lounge 11'9" x 19'0" max 17'8" min (3.6 x 5.8 max 5.4 min)

Double glazed window to rear, double glazed door to rear, central heating radiator, electric feature fire.

Kitchen 2.3 x 5.2

Double glazed window to front, tiling to splashbacks, range of wall and base units with rolled edge work surfaces over incorporating sink

with mixer tap, gas hob with extractor hood over, double oven, breakfast bar unit and cupboard off.

Utility 6'10" x 11'5" (2.1 x 3.5)

Tiled flooring and splashbacks, double glazed window to front, range of wall and base units with work surface over incorporating sink with mixer tap, space and plumbing for washing machine.

First floor landing

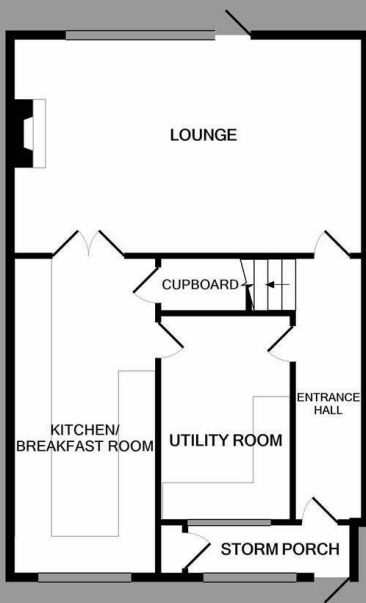
With cupboard off, stairs rising to loft room, doors radiating to:

Bedroom one 11'9" x 10'9" (3.6 x 3.3)

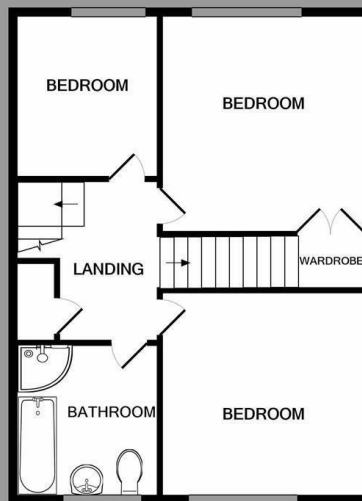
Double glazed window to rear, central heating radiator, built in wardrobe.

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

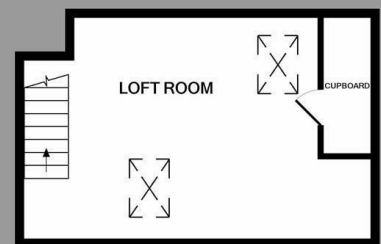
Double glazed window to front, central heating radiator.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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Bedroom three 7'10" max 6'6" min x 8'10" (2.4 max 2.0 min x 2.7)

With central heating radiator, double glazed window to rear.

House bathroom

Tiled flooring and splashbacks, shower enclosure with electric shower over, bath with mixer tap over, wash hand basin with mixer tap over, low level w.c., double glazed window to front, central heating radiator.

Loft room 15'5" x 12'1" (4.7 x 3.7)

With skylight, boarded flooring and cupboards off.

AGENTS NOTE: Clients must take into account the restricted head height due to the eaves in this room.

Rear garden

With slabbed patio area stepping up to lawn, beds with various plants and shrubs and all with timber fencing to enclose.

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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