



10 Purbeck Close  
Halesowen,  
West Midlands B63 1JF

*Offers In The Region Of £270,000*

*...doing things differently*

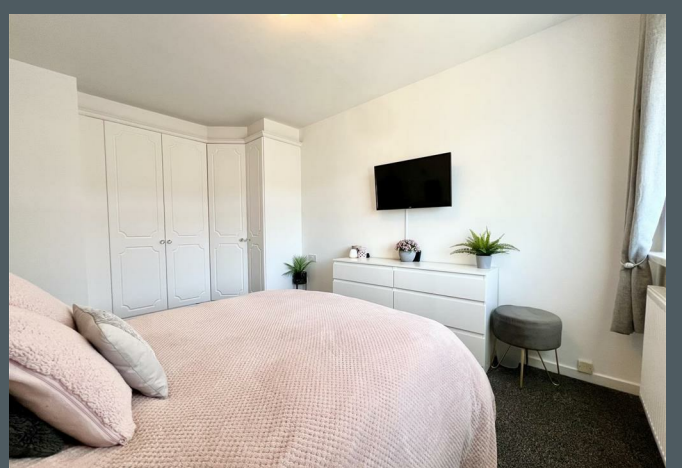
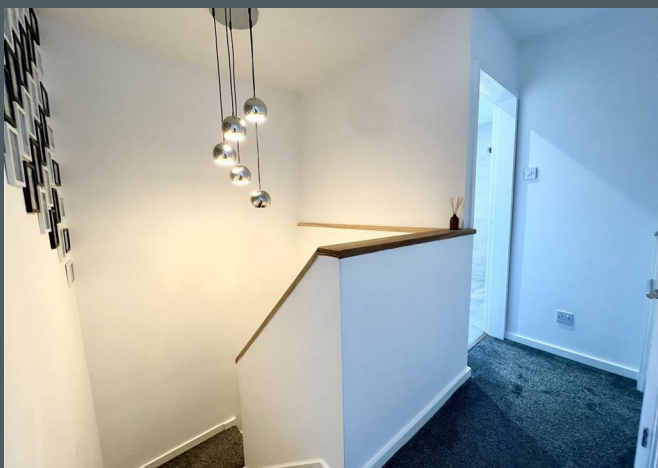


A truly well presented and well proportioned 3 bed end of Terraced family home located in a highly desirable area. Finding itself is close to proximity to Lutley School, benefitting from good transport links, and a short distance from Halesowen Town Centre.

The layout in brief comprises of Entrance Hall with access to the outside store cupboard, a generous Lounge with doorway access leading to first floor, and a well appointed and spacious Kitchen/ Diner with patio doors leading out to the South facing rear garden. Heading upstairs is a well proportioned Landing with loft access and airing cupboard, two good sized double bedrooms, a third bedrooms, and the immaculate house Bathroom benefitting from separate bath and shower units.

Externally the property offers ample off road parking over the slabbed driveway with the addition of Garage access, and a side gate leading to the back garden. At the rear of is a well maintained landscaped garden with slabbed seating area near to property, plus the benefit of a further seating area on the raised decked area located at the bottom of the garden to catch the evening sun. AF 17/1/24 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 slabbed driveway and established flower border.

### Entrance hall

Double glazed door, ceiling light point, central heating radiator, access to store cupboard.

### Living room 15'1" x 10'5" (4.6 x 3.2)

Double glazed window to front, ceiling light point, central heating radiator, laminate flooring, door to stairs and door to kitchen.









### **Kitchen diner 18'8" x 8'6" (5.7 x 2.6)**

Double glazed sliding patio door, double glazed windows, two ceiling light points, range of wall and base units with wood effect work surface over, aluminium sink and drainer, space for cooker and washing machine, central heating radiator, laminate tiled floor.

### **First floor landing**

Ceiling light point, loft access, access to airing cupboard.

### **Bedroom one 9'10" x 13'1" excluding wardrobes (3.0 x 4.0 excluding wardrobes)**

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

### **Bedroom two 8'10" x 9'10" (2.7 x 3.0)**

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

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

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

### **Bathroom**

Two double glazed windows, ceiling spotlights, tiled walls and floor, free standing bath, separate shower, low level w.c., wash hand basin with cabinet, heated towel rail.

### **Rear garden**

This south facing rear garden has slabbed seating area, side access to front, lawned area with slabbed footpath to a raised decked seating area.

### **Garage 18'4" x 7'6" (5.6 x 2.3)**

Up and over door to front with lighting.

### **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 C

### **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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