



8 Overbury Close
Halesowen,
West Midlands B63 3DL

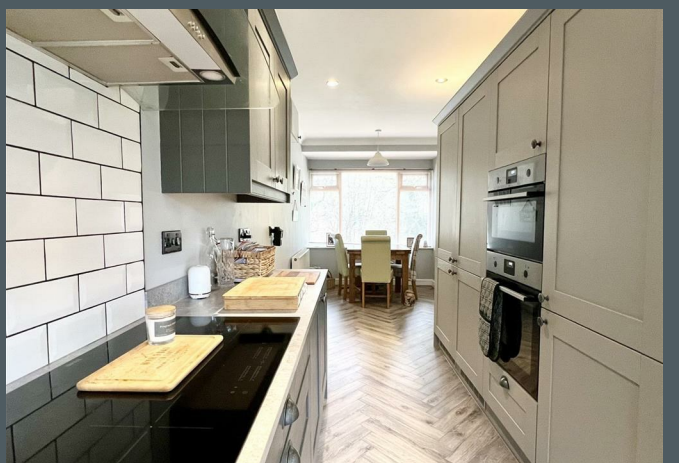
Offers In The Region Of £520,000

...doing things differently



A superbly presented and extended detached family home in prime cul-de-sac location. Benefitting from being close to the town centre, falling in good school catchments, and being near to good transport links. This impressive family home offers flexible accommodation due to the added benefit of the self contained annex attached to the side of the property. The main building presently comprises entrance porch, a pleasant hallway with herringbone flooring, a spacious dual aspect lounge and dining area, a modern and well appointed kitchen leading into second dining area, and ground floor access leading into the annexe. Heading upstairs is a gallery style landing with loft access, three spacious bedrooms, one featuring an en-suite shower room, and the house bathroom. Externally the property offers ample off road parking to the front over the gravelled driveway with side access on both sides of the property. To the rear of the property is a landscaped and tiered rear garden with multiple seating areas, an astro turfed lawned area and further slabbed area with large shed. AF 21/2/24 V3 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 gravelled driveway with mature borders and two gates to side access through to rear garden.

Porch

Double glazed door and window, wall light point.

Hallway

Double glazed front door with two double glazed windows, ceiling spotlights, decorative coving, central heating radiator, stairs to first floor accommodation, opening into the kitchen area, herringbone laminate flooring.

Open plan lounge diner

Dual aspect open plan.

Lounge area 11'1" x 15'8" (3.4 x 4.8)

Double glazed bay window to front, ceiling light point, decorative coving, central heating radiator, feature gas fireplace, wood effect laminate flooring, opening through to:

Dining area 11'5" x 8'6" (3.5 x 2.6)

Patio door to rear, double glazed windows to either side, ceiling light point, decorative coving, laminate flooring, door to kitchen and side door leading to annexe.

L shaped kitchen 13'5" x 6'10" and 7'2" x 24'11" (4.1 x 2.1 and 2.2 x 7.6)

Dual aspect double glazed window to front and rear, double glazed door leading to rear, ceiling spotlights, decorative coving, selection of wall and base units with granite and standard work tops over, Belfast style ceramic sink, induction hob, extractor, built in microwave oven, electric oven, fridge freezer, dishwasher, fuse board, herringbone flooring and central heating radiator.

First floor landing

Double glazed window, ceiling light point, decorative coving, loft access.

Bedroom one 13'9" max x 11'5" (4.2 max x 3.5)

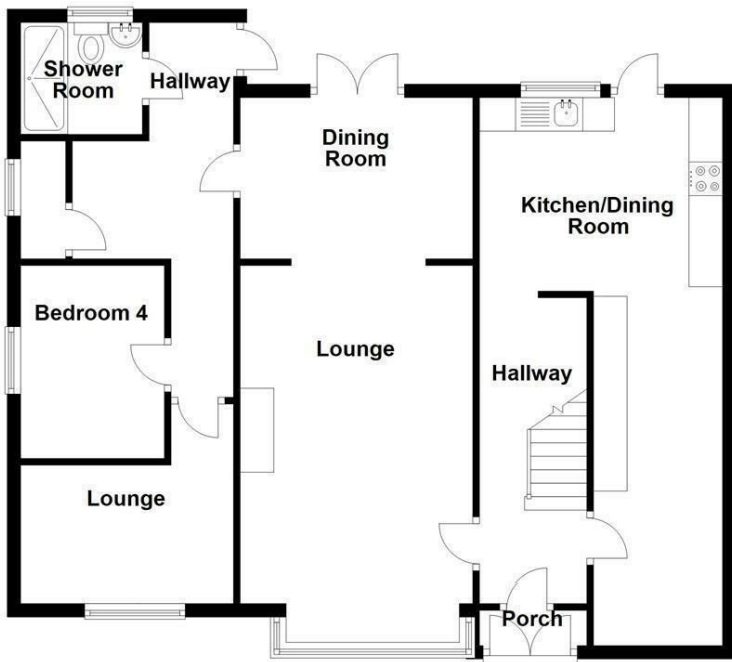
Double glazed bay window to front, ceiling light point, central heating radiator, decorative coving.

Bedroom two 7'6" min 11'1" max x 13'5" max (2.3 min 3.4 max x 4.1 max)

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



Ground Floor



First Floor



Not to scale for illustration purposes only

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

Double glazed window to rear, ceiling light pint, decorative coving, central heating radiator.

Shower room

Ceiling spotlights, extractor, shower cubicle with tiled walls, wash hand basin, low level w.c. and tiled floor.

Bathroom

Rear and side double glazed windows, ceiling spotlights, extractor, shower over P shaped bath, wash hand basin with cabinet, low level flush w.c., central heating radiator, laminate flooring.

Annexe Hallway

Double glazed door to rear, ceiling light point, decorative coving and access to store cupboard, laminate flooring, loft access, central heating radiator.

Store cupboard

Double glazed window, ceiling light point, decorative coving, laminate flooring.

Shower room

Double glazed window, ceiling light point, extractor, shower cubicle, tiled walls, wash hand basin with cabinet, low level w.c., laminate flooring.

Bedroom 9'6" x 8'6" (2.9 x 2.6)

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

Sitting room 11'5" x 12'5" max (3.5 x 3.8 max)

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

Rear garden

Slabbed seating area near to the property, steps leading up to astro turf and further seating area, wood chip playing area, further slabbed area leading to shed.

AGENTS NOTE

Clients are to be aware that there is a tree preservation order on this property.

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.

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