



99 Dunstall Road
Halesowen,
West Midlands B63 1BH
Offers In Excess Of £375,000

...doing things differently



A beautifully extended three double bedroom Mucklow design semi detached family. Finding itself in a highly sought after area and well placed for good local schools, great transport links and near to an abundance of local shops and amenities.

The layout of the property in brief comprises of entrance porch, hallway with under stair storage, ground floor shower room, front reception room, sitting room that flows nicely through to open plan dining and additional seating area. This ideal party space also feature three Velux windows and leads through to the kitchen space.

Heading upstairs is a pleasant landing with extended loft access hatch, three good sized double bedrooms and the house bathroom. To the front the property offers ample off road parking and side access gate back to rear. At the rear of the property is a slate slabbed seating area a landscaped garden with space for a shed and the raised decked BBQ area. AF 16/2/24 V1 EPC=D

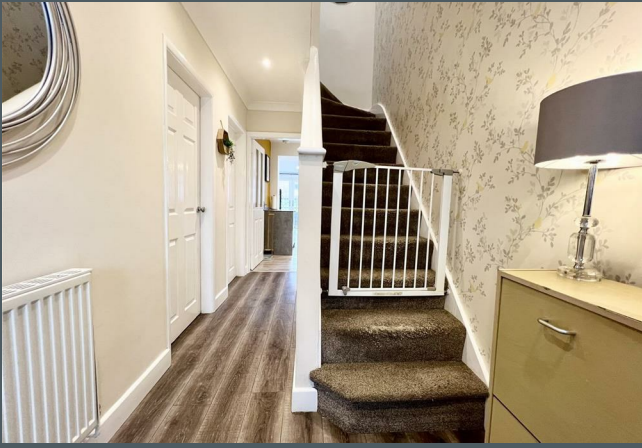






Location

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 block paved driveway with additional gravelled parking space, side access gate to rear.

Entrance porch

Two double glazed doors, window to side, ceiling light and vinyl flooring.

Hallway

Composite front door with windows to side, ceiling light, central heating radiator, stairs to first floor accommodation, laminate flooring.

Front reception room 7'6" min 13'5" into bay max x 11'5" (2.3 min 4.1 into bay max x 3.5)

Double glazed bay window, ceiling light point, central heating radiator, laminate flooring, wooden bifold doors through to sitting area.

Lounge 10'9" x 11'5" (3.3 x 3.5)

Opening into open plan kitchen diner, ceiling light point, central heating radiator, feature fireplace with log burner and laminate flooring.

Open plan dining sitting area 11'9" x 22'11" (3.6 x 7.0)

Double glazed patio doors with double glazed windows to either side, three velux windows, ceiling spotlights, vertical central heating radiator and laminate flooring.

Kitchen area 13'5" x 6'10" (4.1 x 2.1)

Ceiling spotlights, range of wall and base units with stone effect work top over, central island with inset sink, drainer and storage below, Neff cooker and laminate flooring.

Shower room

Double glazed window, ceiling spotlights, laundry area with wood effect work top, shower cubicle, wash hand basin and cabinet, low level w.c., tiled floor.

First floor landing

Ceiling light point and loft access.



Bedroom one 11'1" min 13'5" max into bay x 11'5" (3.4 min 4.1 max into bay x 3.5)

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

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

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

Bedroom three 9'6" max 3'3" min x 7'6" min 14'9" max (2.9 max 1.0 min x 2.3 min 4.5 max)

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

Bathroom

Double glazed window, ceiling spotlights, wall mounted extractor, bath, double width shower cubicle, wash hand basin and storage beneath, low level w.c., heated towel rail, majority tiled walls and tiled floor.

Rear garden

Slate paved seating area, raised lawn, decked bbq area and further space for shed.

Garage

Double opening wooden doors to front.

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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