



39 Windsor Road  
Halesowen,  
B63 4BE

*Offers In The Region Of £249,950*

*...doing things differently*



A well presented, deceptively spacious, and much improved, three bedroom mid terraced property ideally located for good local schools, good transport links, and near to the town centre of Halesowen.

The layout in brief comprises of Entrance Hallway with the benefit of under stair storage, a pleasant lounge with feature bay window, dining room that offers potential to be opened through to Summer room, fitted kitchen leading through to the superb Summer room. To the first floor is a generously sized landing, two good sized double bedrooms, a third bedroom, and an attractive house bathroom.

Externally is off road parking for two vehicles to front, and a side access gate to rear. To the rear of the property is a mature garden with multiple decked seating areas and generous lawned areas. AF V1 19/04 EPC-E



*Lex Allan Grove loves...*









### 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

Driveway to front with two car parking spaces, block paved steps leading up to UPVC front door with double glazed window above.

### Hallway

Further double glazed window to side, ceiling light, stairs up to first floor, under stairs storage, central heating radiator, wood effect laminate flooring.



**Lounge 11'6" x 12'7" (3.53m x 3.85m)**

With feature bay window double glazed units, central ceiling light, decorative coving, central heating radiator, potential for fireplace,

**Dining room 11'7" x 11'5" (3.54m x 3.50m)**

Central ceiling light, decorative coving, twin wooden doors leading back through to the open plan kitchen and seating area, central heating radiator, wood effect laminate flooring, potential fire place.

**Kitchen 6'0" min x 7'0" max x 15'4" (1.83 min x 2.14 max x 4.68m)**

Double glazed window to rear, ceiling spot lights, selection of wall and base units with stone effect work top, five ring gas hob, large extractor, electric oven, potential for built in fridge/freezer and dishwasher, space for washing machine, 1.5 stainless sink and drainer, tiled surround about the work surface, tiled flooring, central heating radiator, opens through to;

**Summer room 9'8" x 11'9" (2.96m x 3.6m)**

Double glazed window to rear, double glazed patio door, central ceiling light and fan, wood effect laminate flooring.

**Landing**

Central ceiling light , central heating radiator and smoke alarm.

**Bedroom one 11'4" x 10'11" (3.46m x 3.35m )**

Large double glazed window to rear, central ceiling light, central heating radiator and recess where wardrobes have been fitted.

**Bedroom two 10'5" x 10'2" (3.20m x 3.12m)**

Large double glazed window to front with stunning views, central ceiling light and central heating radiator.

**Bedroom three 6'9" x 6'11" (2.06m x 2.13m )**

Central ceiling light, loft access hatch with pull down ladder, double glazed window to front and central heating radiator.

**Bathroom 5'10" x 5'10" (1.78m x 1.78m )**

Large double glazed window to rear, ceiling spot lights, p shaped bath with shower over, tiled surround, corner low level w.c. wash hand basin with tiled splash panel, heated towel radiator and tiled flooring.





## Garden

Large raised decked seating area with paved footpath running down to rear, mature borders, two sections of lawn with steps in-between, second decked seating area with a further paved seating area and space for a shed.

## Council Tax Banding

Tax Band is B.

## Freehold 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.

## 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 our panel of surveyors 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 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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.



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, ceiling and other items are approximate and no responsibility is taken for any omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The layout, content and appearance of this plan may differ from actual conditions as to their suitability or otherwise can be given. (Floor plan images 02/22)

**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