



88 Chatsworth Road  
Halesowen,  
West Midlands B62 8TD

*Offers In The Region Of £220,000*

*...doing things differently*





Offered for sale with NO ONWARD CHAIN! This is an ideal opportunity for young families and first time buyers to put their own touch and add value to a property offering great potential. This well proportioned two bedroom semi detached property is well placed for good local schools, transport links, and local shops and amenities.

The layout in brief comprises, entrance hall with stairs to first floor and store cupboard, a front facing lounge, dining area and kitchen with door leading out to rear garden. Heading upstairs is a large landing with loft access and airing cupboard, two good sized double bedrooms and the house bathroom. Externally the property offers ample off road parking and front garden. At the rear is a good sized landscaped rear garden which has been tired for ease of maintenance. AF 25/1/24 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 driveway leading to side garage with stone chipping area to side.

### Hallway

Double glazed front door, glazed window, ceiling light point, central heating radiator, stairs to first floor with storage under.

### Lounge 15'5" x 10'9" (4.7 x 3.3)

Feature double glazed bow window to front, ceiling light point, central heating radiator, electric fire.

















TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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### **Dining room 7'10" x 8'2" (2.4 x 2.5)**

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

### **Kitchen 6'10" x 13'9" (2.1 x 4.2)**

Double glazed window and door to rear, ceiling light point, range of wall and base units, wood effect work top, sink and drainer, space for oven, part tiled walls and vinyl flooring.

### **First floor landing**

With ceiling light point, loft access, airing cupboard housing central heating boiler.

### **Bedroom one 15'5" x 10'9" (4.7 x 3.3)**

Two double glazed windows to front, central heating radiator, ceiling light point.

### **Bedroom two 8'6" x 13'9" into wardrobe (2.6 x 4.2 into wardrobe)**

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

### **Bathroom**

Double glazed window to rear, ceiling light point, bath with shower over, low level flush w.c., wash hand basin, tiled walls and vinyl floor.

### **Rear garden**

Slabbed seating area, landscaped and tiered with lawn area, central footpath rising to mature area with flower beds and further lawned area.

### **Garage 7'10" x 16'4" (2.4 x 5.0)**

Up and over door, glazed unit to rear, side access door to garden and 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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