



14 Vickers Close  
Halesowen,  
West Midlands B62 9LF  
*Offers In The Region Of £305,000*

*...doing things differently*



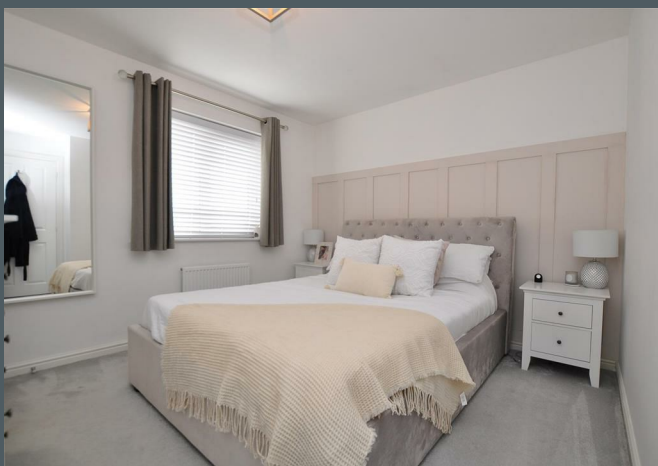
LEX ALLAN GROVE ARE PROUD TO PRESENT A WELL PROPORTIONED BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY.

Originally constructed by Taylor Wimpey this immaculate family home has numerous benefits but to name a few it is located on a cul de sac on a new build estate and having many integral appliances and generously proportioned accommodation throughout the home this would make a great family house. As well as having the convenient location this property is also situated just a stones throw away from Rowley train station. The property briefly comprises of entrance hall, kitchen, lounge diner, downstairs w.c., utility room, three bedrooms, en-suite and house bathroom.

Service Charge £152.00 per year

For all viewing enquiries please contact the Halesowen office on 0121 550 5400. AF 06/02/24  
V3 EPC=B







### 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 and Grade I listed Leasowes Park is thought to be one of the first natural landscape gardens in England. In certain areas the town is predominated by a vast array 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 bus station is a busy interchange and regular service runs to Birmingham City Centre.

### Approach

Via a tarmac driveway with slabbed pathway leading to front door.

### Entrance hall

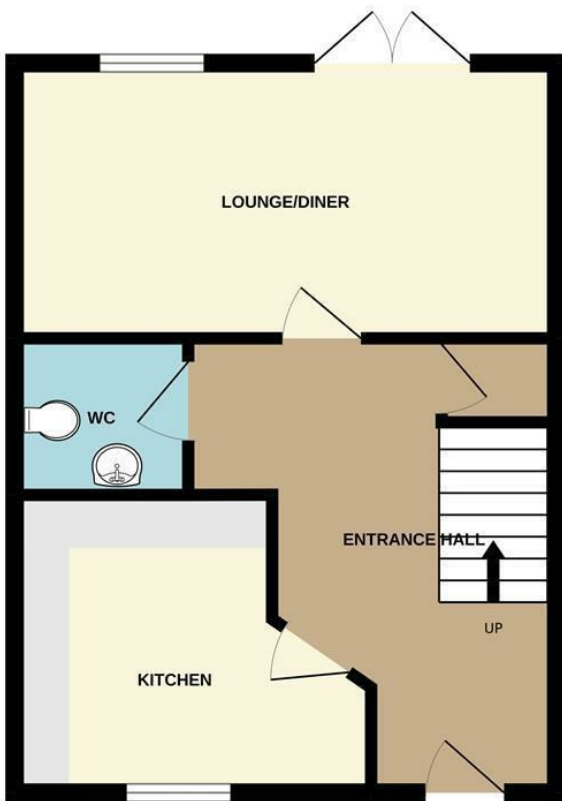
Built in storage cupboard, stairs to first floor accommodation, door to kitchen, lounge diner, downstairs w.c. and utility room, central heating radiator.

### Lounge diner 12'1" x 16'8" (3.7 x 5.1 )

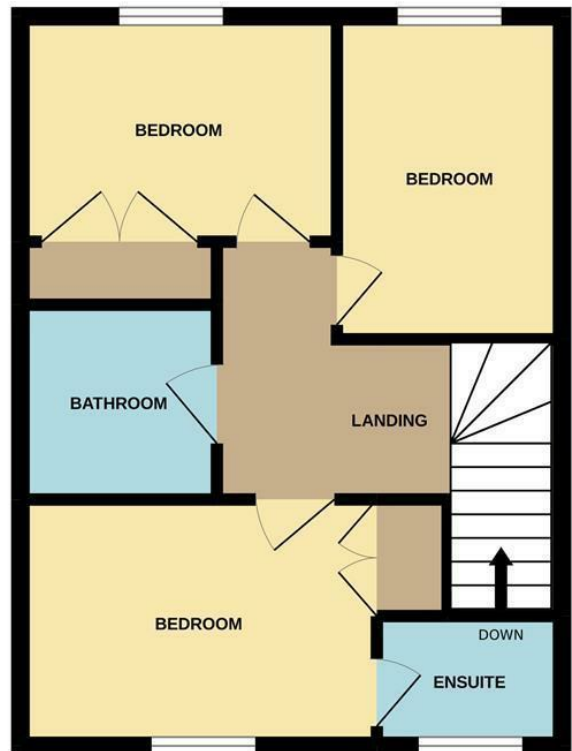
Double glazed window to rear, double glazed French doors to rear garden, central heating radiator, t.v. point.



GROUND FLOOR



1ST FLOOR



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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### **Kitchen 11'5" x 9'2" min 11'1" max (3.5 x 2.8 min 3.4 max )**

Double glazed window to front, fitted blinds, central heating radiator, range of wall and base units, stainless steel sink unit and drainer, mixer tap, four ring gas hob, integrated oven and grill, spotlights, circulation fan, part tiled walls, cupboard housing combination boiler.

### **Downstairs w.c.**

With wash hand basin and mixer tap, w.c., heated towel rail, splashbacks, extractor fan.

### **First floor landing**

Access to loft space, doors radiating to:

### **Bedroom one 10'9" x 11'1" (3.3 x 3.4 )**

Double glazed window to front, door to en-suite, built in storage cupboard, fitted wardrobes, panelling to wall.

### **Bedroom two 8'6" x 9'6" (2.6 x 2.9 )**

Double glazed window to rear, central heating radiator, built in storage cupboard, fitted blinds.

### **Bedroom three 13'9" x 7'2" max 6'2" min (4.2 x 2.2 max 1.9 min )**

Double glazed window to rear, central heating radiator, fitted blinds.

### **Bathroom**

Panelled bath, shower over, wash hand basin with mixer tap, w.c., heated towel rail, part tiled walls, extractor fan.

### **En-suite**

Corner shower, w.c., wash hand basin with mixer tap, double glazed obscured window to front, heated towel rail, fitted blinds, extractor fan.

### **Rear garden**

Slabbed patio area leading to lawn garden, timber constructed shed to rear.

### **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.

Service Charge £152.00 per year

### **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.

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.

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