



62 Marshwood Croft
Halesowen,
West Midlands B62 0EY

Offers In The Region Of £325,000

...doing things differently



A BEAUTIFULLY PRESENTED THREE BEDROOM detached property situated in this very popular location for families. This extended property finds itself on the quiet cul-de-sac of Marshwood Croft and is well placed for good schools, transport links, and local shops and amenities.

The layout in brief comprises entrance porch, hallway, downstairs w.c., front facing lounge, well appointed kitchen with pantry, dining room leading through to conservatory, study with internal garage access and side door leading out to rear garden. Heading upstairs is a good sized landing with loft access, two good sized double bedrooms and a further well proportioned bedroom, and the house bathroom. Externally the property offers ample off road parking over the block paved driveway with garage access through the electric roller door, a side access gate to rear. At the rear of the property is a beautiful landscaped rear garden, with slabbed seating near to property a large lawned area, and space for green house and shed. AF 26/2/24 V2 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 leading to garage, lawn to side and steps leading to:

Porch

Double glazed door and windows, spotlights and tiled floor.

Hallway

Wall light points, central heating radiator, stairs to first floor accommodation.











Downstairs w.c.

Double glazed window, ceiling light point, extractor fan, low level flush w.c., wash hand basin, central heating radiator.

Lounge 12'9" max x 15'1" (3.9 max x 4.6)

Double glazed bow window to front, wall light points, central heating radiator, Real Flame gas fire.

Kitchen 7'10" x 10'5" (2.4 x 3.2)

Double glazed window to rear, ceiling light point, range of wall and base units, stone effect work top over, stainless steel one and a half bowl sink and drainer, gas hob, extractor, electric oven, built in microwave, built in fridge freezer, tiled walls, laminate floor and access to pantry.

Dining area 7'6" x 10'5" (2.3 x 3.2)

Wall light point, central heating radiator, archway through to conservatory.

Conservatory 10'2" x 8'6" (3.1 x 2.6)

Double glazed windows and patio door overlooking the lovely rear garden.

Study 7'10" x 11'1" (2.4 x 3.4)

Double glazed window, ceiling light point, central heating radiator, door access to garage, side access to passageway.

First floor landing

Double glazed window, ceiling light point, loft access, and access to airing cupboard.

Bedroom one 9'2" x 15'1" into alcove (2.8 x 4.6 into alcove)

Double glazed window to front, ceiling light point, central heating radiator, built in wardrobes and recess area.

Bedroom two 10'9" excluding wardrobe x 9'6" (3.3 excluding wardrobe x 2.9)

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

Bedroom three 9'10" x 6'6" max (3.0 x 2.0 max)

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

Bathroom

Double glazed window to rear, ceiling light point, majority

tiled walls, shower cubicle, wash hand basin, low level flush w.c., bidet, tiled floor and central heating radiator.

Rear garden

Slabbed seating area, raised beds, steps up to lawn area, slabbed area with greenhouse and shed.

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 D

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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