



47 King Charles Road
Halesowen,
West Midlands B62 0DR

Offers In The Region Of £485,000

...doing things differently



Lex Allan Grove are delighted to offer for sale this heavily extended and beautifully presented four bedroom traditional semi detached family home. Being set over three floors with the master bedroom located on the top floor to take advantage of the stunning garden views. This really is a property that has got to be seen to be appreciated. King Charles Road finds itself well situated for good local schools, excellent transport links, and an abundance of local shops and amenities.

The layout in brief comprises spacious entrance hallway with under stair space, front facing study with bay window, L-shaped lounge area with feature fireplace and French doors leading out to rear garden, spacious and well-appointed open plan kitchen/diner benefitting from a vaulted ceiling, Velux windows, air-conditioning and French doors leading out to the decking and patio areas, ample storage and access through to both the utility room and ground floor w.c. Heading to the first floor is a pleasant landing with stairs leading to the top floor, two good sized double bedrooms, one with built-in wardrobes. The third bedroom is currently used as an office and the house bathroom that has been finished to a high standard. The top floor has the stunning master bedroom with built-in storage with the addition of eaves storage whilst boasting stunning viewings over the rear garden. Externally the property has a block paved drive way leading up to the garage and small front garden behind low level brick wall. To the rear of the property is a large garden with generous decking with seating area and pergola as well as a large patio area. AF 11/3/24 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 offering parking for two or more vehicles with front mature flower bed.

Hallway

Double glazed front door, double glazed window to side, ceiling light point, central heating radiator, decorative coving, stairs to first floor and sold wood flooring.

Study 10'9" x 11'5" excluding bay (3.3 x 3.5 excluding bay)

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

L shaped lounge 17'4" max 9'6" min x 20'0" max 11'5" min (5.3 max 2.9 min x 6.1 max 3.5 min)

Double glazed French doors with windows to either side, two velux windows, two ceiling light points, spotlights, feature gas fireplace, central heating radiator, sold wood flooring and access to under stair store cupboard.











Kitchen diner 17'0" x 14'5" (5.2 x 4.4)

Double glazed French doors to rear with window to either side, vaulted ceiling with spotlights and six Velux windows, an air conditioning unit, a range of wall and base units with granite work top over, composite one and a half bowl sink and drainer, five ring hob and extractor, oven and grill, built in dishwasher, majority oak flooring with slate tiles in the kitchen area, two central heating radiators.

Downstairs w.c.

Ceiling light points, tiled floor and walls, wash hand basin, low level w.c. and extractor.

First floor landing

Double glazed window to side, ceiling light point, decorative coving and stairs to second floor.

Bedroom two 14'1" max 10'5" into wardrobes (4.3 max 3.2 into wardrobes)

Double glazed bay window, ceiling light points, decorative coving to ceiling, built in wardrobes, central heating radiator.

Bedroom three 10'5" x 14'1" (3.2 x 4.3)

Double glazed window to rear, ceiling light point, decorative coving to ceiling, central heating radiator.

Bedroom four 8'6" into bay x 6'6" (2.6 into bay x 2.0)

Double glazed bay window to front, ceiling light points, decorative coving to ceiling, central heating radiator.

Bathroom

Double glazed window to rear, ceiling spotlights, extractor, shower over bath, low level w.c., wash hand basin, storage shelves, half tiled walls, tiled floor, heated towel rail.

Second floor landing

Double glazed window to side, ceiling light point.

Master bedroom 17'8" x 11'5" (5.4 x 3.5)

Dual aspect with velux windows to both front and rear, ceiling spotlights, air conditioning unit, wardrobes and eaves storage.

Rear garden

With large decked patio area, covered seating area with pergola, steps down to further patio and lawn, mature tree, bush and shrubbery borders, space for shed to the rear of the garden.

Garage 7'10" x 15'8" (2.4 x 4.8)

Split garage door, ceiling light point, single glazed units to side and electric points.



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.



TOTAL FLOOR AREA : 1647 sq. ft. (153.0 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.
Made with MetroPix ©2024

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

**Lex Allan
Grove**

local knowledge exceptional service