



2 Melbourne Road
Halesowen,
West Midlands B63 3NB

Offers In The Region Of £400,000

...doing things differently

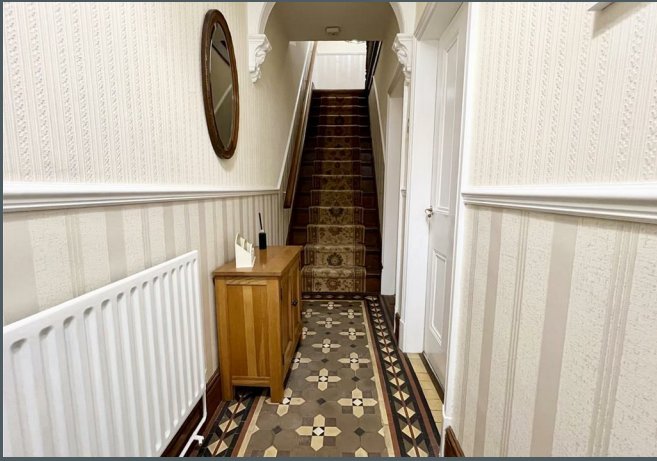


Lex Allan Grove are delighted to offer this extended and characterful link detached family home. This beautiful Victorian property is spread over three levels and offers flexible living accommodation for a growing family, with the potential a self contained annex/ home work, business use. Melbourne Road is a quiet cul-de-sac location and finds itself well placed for good local schools, great transport links, and in close proximity to an abundance of local shops and amenities.

The layout in brief comprises of entrance porch and hallway benefitting from the original Minton tiles and decorative curve arch. spacious front facing lounge, a good sized dining room that provides access through to both the conservatory and the L-shaped kitchen. The kitchen further benefits from a dining area and access to large Pantry. Located at the rear of the of the property is the ground floor Shower Room, and Sitting Room/ potential bedroom five which offers the potential to be a ground floor annexe. Heading upstairs to the first floor is a gallery landing with additional stairs leading to the top floor, three good sized bedrooms, the master of which is a truly impressive size, and the family bathroom. To the top floor is the fourth bedroom which offers stunning views and really must be seen to be appreciated. Externally the property offers off road parking for two vehicles, gated access to the rear garden that is spread over various levels with large slabbed area near to property, feature pond, and at the base of the garden is the Summer House and further slabbed seating area. AF 7/2/24 V2







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 steps over small walled frontage with block paved driveway for two vehicles to side, with additional side access gate to garden.

Entrance porch

With wooden front door and brick arch detail, consumer unit, dado rail, high skirting boards and original minton tile flooring.

Entrance hall

Ceiling light point with ceiling rose and coving, dado rail, central heating radiator, feature decorative archway, high skirting boards and original minton tile flooring.











Lounge 12'1" max 11'5" min x 11'9" min 13'9" max into bay (3.7 max 3.5 min x 3.6 min 4.2 max into bay)

Double glazed bay window to front, ceiling light point with decorative ceiling rose pattern, original coving, picture rail, feature gas fire place and central heating radiator.

Dining room 12'1" max 11'1" min x 11'9" (3.7 max 3.4 min x 3.6)

Ceiling light point, patio door into lounge, doorway to conservatory, feature fireplace, central heating radiator and an opening leading through to kitchen.

Kitchen area 13'9" x 5'10" (4.2 x 1.8)

Double glazed patio door and two glazed windows, ceiling light point, range of wall and base units, wood effect work tops over, stainless steel one and a half bowl sink and drainer, gas hob, electric oven, central heating radiator, laminate flooring, access to pantry.

Dining area 8'10" x 8'2" (2.7 x 2.5)

Ceiling light point, fireplace, central heating radiator and laminate flooring.

Pantry - L shaped

Two archways, ceiling light point.

Ground floor shower room

Double glazed window, ceiling light point, extractor, majority tiled walls, shower cubicle, low level w.c., wash hand basin, heated towel rail, central heating radiator.

Sitting room 10'2" x 13'9" (3.1 x 4.2)

Double glazed window, patio door, skylight, central heating radiator, laminate flooring.

First floor landing

Double glazed window to side, ceiling light point, central heating radiator, dado rail, further stairs to second floor.

Bedroom one 16'4" x 12'1" (5.0 x 3.7)

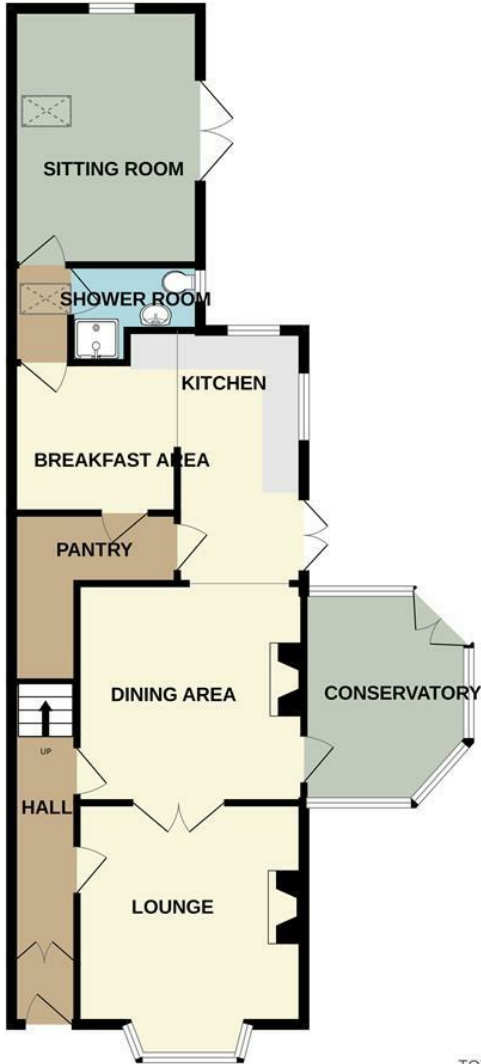
Two double glazed windows to front, ceiling light point, picture rail, central heating radiator, decorative fireplace.

Bedroom two 9'10" x 11'9" (3.0 x 3.6)

Double glazed window to side, ceiling light point, picture rail, central heating radiator.



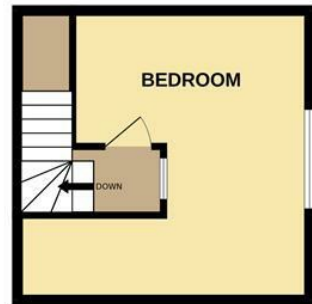
GROUND FLOOR
868 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



2ND FLOOR
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 1710 sq.ft. (158.9 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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Bedroom three 8'10" x 9'10" (2.7 x 3.0)

Double glazed window to rear, ceiling light point, picture rail, central heating radiator, built in book shelf and loft access.

Bathroom

Two double glazed windows, ceiling light point, part tiled walls, bath, low level w.c., wash hand basin, central heating radiator.

Second floor

Access to:

Bedroom four 15'5" x 16'0" max 8'2" min (4.7 x 4.9 max 2.5 min)

Double glazed window to rear, ceiling light point, electric heater.

Rear garden

Landscaped patio seating area with lawn area beyond, steps down to second lawned area and further steps down to summer house and second slabbed seating area.

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

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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