



16 Beech Avenue  
Halesowen,  
West Midlands B62 8LQ  
*Offers In Excess Of £200,000*

*...doing things differently*



Lex Allan Grove are pleased to offer for sale a spacious three bed semi detached finding itself on a generous good corner position with wide frontage. This property is being sold with NO UPWARD CHAIN and is well placed for local schools, good transport links, and local amenities.

The layout in brief comprises double glazed porch, Hall, lounge, separate dining room, kitchen with oven and hob and benefitting from a pantry/store space. Heading upstairs are three good sized bedrooms, and a modern upstairs bathroom. Externally the property has a large frontage with ample off road parking and a side access gate leading back to rear. At the rear of the property is a low maintenance garden with slabbed seating and a pleasant lawned area. AF 7/2/24 V1 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 an impressive frontage with parking to side, driveway, two lawned areas with mature shrubs, flower beds and footpath leading to property.

### Porch

Double glazed front door, double glazed windows and ceiling light point.

### Entrance hallway

Double glazed front door, ceiling light point, decorative coving to ceiling and stairs to first floor accommodation.







**Lounge 13'9" max 12'9" min x 12'1" min 13'9" max  
(4.2 max 3.9 min x 3.7 min 4.2 max)**

Double glazed bay window to front with storage bench, ceiling light point, decorative coving to ceiling, feature gas fireplace and door leading through to diner.

**Dining room 11'1" x 10'5" (3.4 x 3.2)**

Double glazed sliding patio door, ceiling light point, decorative coving to ceiling and feature gas fireplace.

**Kitchen 11'5" x 6'2" (3.5 x 1.9)**

Double glazed window, ceiling light point, range of wall and base units, stone effect work surfaces over, stainless steel sink and drainer, gas hob and extractor, gas oven, grill, space for dishwasher, washing machine plus recess housing central heating boiler.

**Laundry room/utility 5'2" x 7'10" (1.6 x 2.4)**

Located off the kitchen, double glazed door to rear, double glazed window, ceiling light point, wall and base units, space for washer/dryer.

**first floor landing**

Double glazed window to side, ceiling light point, decorative coving to ceiling, loft access.

**Bedroom one 12'5" x 10'9" into wardrobe (3.8 x 3.3 into wardrobe)**

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

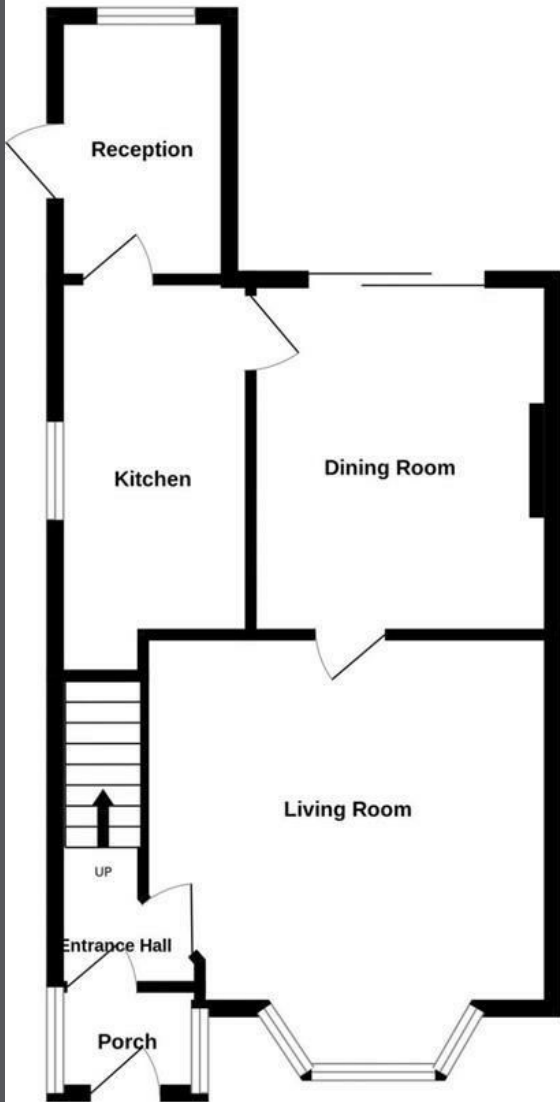
**Bedroom two 11'1" max x 8'10" min into wardrobe (3.4 max x 2.7 min into wardrobe)**

Double glazed window, ceiling light point, decorative coving to ceiling, built in wardrobe and central heating radiator.



Ground Floor

1st Floor



Beech Avenue, Halesowen, B62 8lq

Measurements are approximate. Not to scale. Illustrative purposes only  
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**Bedroom three 8'2" x 7'10" (2.5 x 2.4)**

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

**Bathroom**

Double glazed window to front, ceiling light point, wall mounted extractor, tiled walls and floor, shower cubicle, wash hand basin with cabinet beneath, low level flush w.c., heated towel rail.

**Rear garden**

With slabbed seating area, side area and gate leading to front, lawned area with shrubbery hedge borders and further slabbed area with 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 B

**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.

18 Hagley Road, Halesowen, West Midlands, B63 4RG

info@lexallanandgrove.com

0121 550 5400

www.lexallanandgrove.com

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