



31 Meadowbrook Road
Halesowen,
West Midlands B63 1AG

Offers In The Region Of £390,000

...doing things differently



An extended and refurbished four bedroomed Mucklow built semi-detached property finds itself in this most sought after of location. Ideally placed for good local schools, great transport links, a short distance from the town centre of Halesowen, and in close proximity to an abundance of local shops/ amenities.

The property briefly comprises: entrance porch, spacious hallway, open plan lounge/diner with feature bay window and stunning parquet flooring, refitted bright and airy kitchen with sky lights, and island that opens up to the light orangery, utility, downstairs w.c. Also located on the ground floor is potential fifth bedroom/study. Heading upstairs you find a pleasant Landing with loft access, four generously sized bedrooms and impressive refitted shower room. Externally the property has ample off road parking over tarmac driveway, with a side access gate to rear. At the rear of the property is a large rear garden with paved seating both near to property and at the base of the garden, and a generous mature garden in between. AF 16/2/24 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 tarmac driveway with block paved borders, front flower beds and side gate access to rear.

Porch

Double glazed front door and windows to side, laminate flooring.

Entrance hall

Ceiling light point, stairs to first floor accommodation, central heating radiator, laminate flooring.











Open plan lounge diner 10'9" x 24'7" (3.3 x 7.5)

Lounge area 10'9" max x 12'9" (3.3 max x 3.9)

Double glazed bay window to front, ceiling light point, vertical central heating radiator and parquet flooring.

Dining area 10'9" max x 11'5" (3.3 max x 3.5)

Ceiling light point, feature fireplace, vertical central heating radiator, parquet flooring, folding doors through to orangery.

Kitchen 13'5" x 8'10" (4.1 x 2.7)

Ceiling light points, matching wall and base units, high quality composite work tops incorporating one and a half bowl sink and drainer, space for a Range style cooker, extra width extractor, integrated dishwasher, space for fridge freezer, central island with storage cupboards, opening out to orangery.

Orangery 22'11" x 9'2" (7.0 x 2.8)

Double glazed twin patio doors, further double glazed window to rear and two skylights.

Utility room 10'2" max x 6'2" max (3.1 max x 1.9 max)

Double glazed door, ceiling light point, wall mounted Baxi boiler, plumbing for automatic washing machine, space for dryer or other appliances and tiled floor.

Downstairs w.c.

Double glazed window, ceiling light point, low level w.c., wall mounted wash hand basin and tiled floor.

Study/ground floor bedroom 12'1" x 7'2" max (3.7 x 2.2 max)

Double glazed window, ceiling light point, central heating radiator, laminate flooring.

First floor landing

Access to loft and doors radiating to:

Bedroom one 13'5" max x 13'1" max (4.1 max x 4.0 max)

Double glazed bay window, ceiling light point, central heating radiator.



Bedroom two 11'5" x 10'9" max (3.5 x 3.3 max)

Double glazed window, central heating radiator, ceiling light point.

Bedroom three 13'1" x 7'10" max (4.0 x 2.4 max)

Double glazed window, ceiling light point, central heating radiator.

Bedroom four 7'10" x 7'2" max (2.4 x 2.2 max)

Double glazed window, ceiling light point, central heating radiator.

L shaped refitted bathroom

Double glazed window to side, ceiling light point, central heating radiator, walk in shower cubicle, low level w.c., wash hand basin and cabinet, vinyl flooring.

Rear garden

Slabbed seating area leading up to mature garden with steps to side, second raised patio area at rear of garden.

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.

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

**LexAllan
Grove**

local knowledge exceptional service