



41 Graham Road  
Halesowen,  
West Midlands B62 8LJ

*Offers In The Region Of £240,000*

*...doing things differently*





A beautifully presented and extended traditional, three bedroom semi detached in this popular cul de sac. well placed for good local schools, good transport links and near to an abundance of local shops and amenities.

The layout in brief comprises of a spacious entrance hall, front facing dining room, an extended breakfast kitchen opening through to lounge/dining area with feature multi fuel burner and well proportioned conservatory. Heading upstairs the property offers landing, two good sized double bedrooms, third bedroom and the house bathroom. Externally is ample off road parking for two vehicles over block paved driveway. At the rear of the property is a landscaped garden. AF 18/3/24 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 numerous vehicles.

### Hallway

Double glazed front door with side double glazed window, ceiling light point, central heating radiator, stairs to first floor accommodation, under stairs storage space and laminate flooring.



















### **Dining room 13'9" into bay x 11'5" (4.2 into bay x 3.5)**

Double glazed bay window to front, ceiling light point, central heating radiator, exposed fireplace currently used as storage shelves and laminate flooring.

AGENTS NOTE: The owners are currently using this room as a bedroom.

### **Kitchen 14'5" max x 8'6" max x 5'2" min (4.4 max x 2.6 max 1.6 min)**

Double glazed window and door to conservatory, range of wall and base units, stone effect work surfaces over, stainless steel sink, space for Rang style cooker, washer, fridge freezer, spotlights, central heating radiator, laminate flooring.

### **Lounge 11'5" max 10'5" min x 18'0" (3.5 max 3.2 min x 5.5)**

Open plan to kitchen, double glazed patio doors with windows to either side, two ceiling light points, central heating radiator, feature fireplace and multi fuel burner, laminate flooring.

### **Conservatory 14'5" x 9'10" (4.4 x 3.0)**

Double glazed door to rear, wall mounted light point, double glazed windows, tile effect laminate flooring.

### **First floor landing**

Double glazed window, ceiling light point.

### **Bedroom one 12'9" x 14'1" into bay (3.9 x 4.3 into bay)**

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

### **Bedroom two 12'5" into bay x 11'5" (3.8 into bay x 3.5)**

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

### **Bedroom three 5'10" x 7'2" (1.8 x 2.2)**

Double glazed window to front, ceiling light point, central heating radiator, laminate flooring, loft access.

### **Bathroom**

Double glazed window to rear, ceiling light point, shower over bath, wash hand basin, low level w.c., heated towel rail, tiled walls.

### **Rear garden**

Paved seating area, good sized lawn with borders to either side, raised decked seating area and a further paved area with space for 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 C

### **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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