



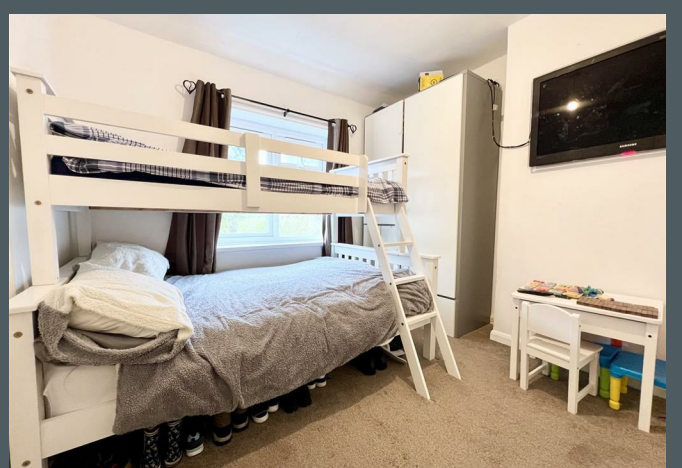
15 Hill Bank Road  
Halesowen,  
West Midlands B63 2ST  
*Offers In Excess Of £170,000*

*...doing things differently*



This is an ideal property for a young family and first time buyers. This property and has been updated by the current owners. The layout in brief comprises of entrance hallway with stairs to first floor, a well appointed lounge with feature fire place and a modern style kitchen leading through to pantry and dining area. Heading upstairs is a pleasant landing with loft access, two good sized double bedrooms with the main bedrooms featuring the addition of a built in walk-in wardrobe and house bathroom. Externally the property is accessed via a landscaped front garden with steps leading to front door and side access to rear. At the rear is a slabbed seating near to property, with a large lawn area with further raised decking area, and space for shed storage at the base of the garden. EPC=C AF 3/4/24 v1







### 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 paved footpath to front of property, double glazed door leading to:

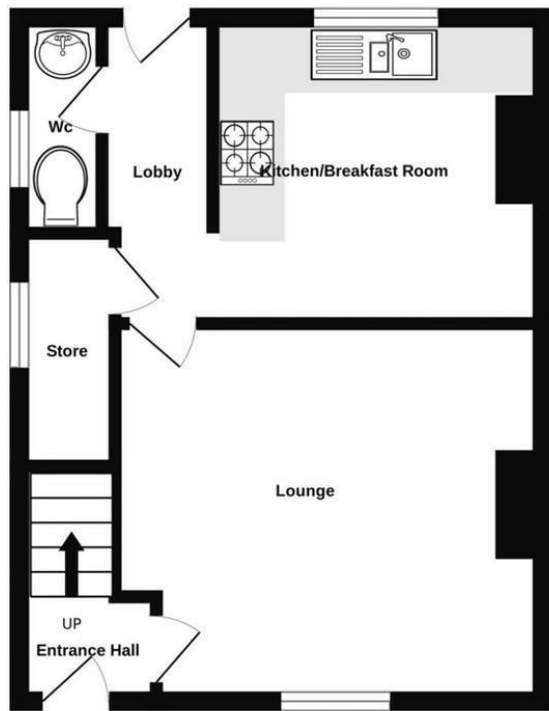
### Entrance hall

With ceiling light point, central heating radiator, stairs to first floor accommodation, wood effect laminate flooring.

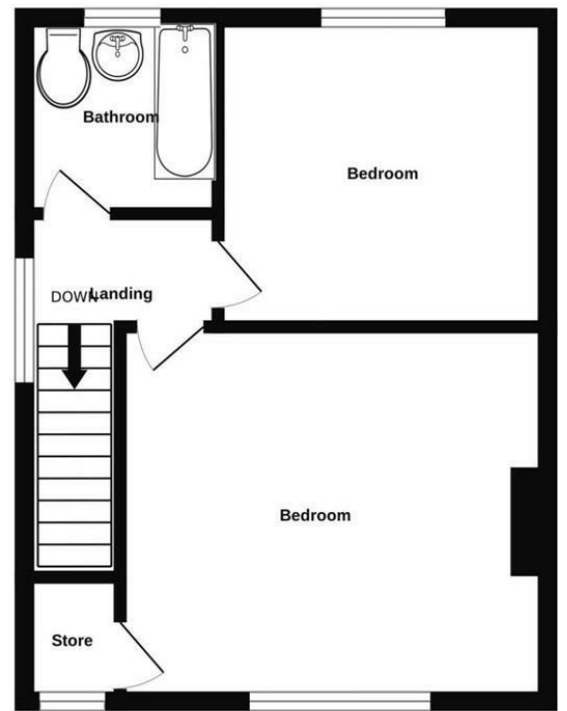
### Lounge 12'9" x 11'5" (3.9 x 3.5)

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

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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### **Kitchen 9'6" x 12'9" max 11'5" min (2.9 x 3.9 max 3.5 min)**

Double glazed window to rear, ceiling light point, range of wall and base units with tiled surround, stone effect work top, stainless steel sink and drainer, extractor fan, space for fridge freezer and washer, central heating radiator, tiled flooring.

### **Store cupboard**

Under stairs store cupboard with double glazed window to side and storage shelves.

### **Inner corridor**

Leading to the rear of the property having timber framed glazed door and ground floor w.c. with double glazed window to side, ceiling light point, half tiled walls, wash basin, w.c., heated towel rail and tiled flooring.

### **First floor landing**

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

### **Bedroom one 12'9" x 11'5" (3.9 x 3.5)**

Double glazed window to front, ceiling light point, store cupboard over bulk head, central heating radiator.

### **Bedroom two 10'2" x 9'6" (3.1 x 2.9)**

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

### **Bathroom**

Double glazed window to rear, ceiling light point, shower over bath with tiled surround, wash hand basin and cabinet, low level w.c., central heating radiator, wood effect laminate flooring.

### **Rear garden**

Patio seating area, space for shed, steps to second paved area and further steps leading to lawn area to rear having hedge borders.

### **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 A

### **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 our panel of surveyors 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 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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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