



32 Westbourne Road
Halesowen,
West Midlands B62 9NE

Offers In The Region Of £260,000

...doing things differently



Ideal for young families and first timed buyers. This well appointed three bedroom family home finds itself situated in a popular and convenient cul-de-sac. Well located for access to good local schools and an abundance of local shops and amenities and transport links.

The layout comprises of entrance hall with stairs leading to first floor, well appointed lounge, kitchen/dining room with the added bonus of a pantry under the stairs and sliding patio doors leading out to the rear garden. Heading upstairs is a pleasant landing with loft access, two good sized double bedrooms, third bedrooms and the house bathroom. Externally is off road parking for two vehicles and a side access gate to rear and a low maintenance garden. Early viewing is essential to appreciate the accommodation on offer. AF 19/3/24 V1 EPC=E



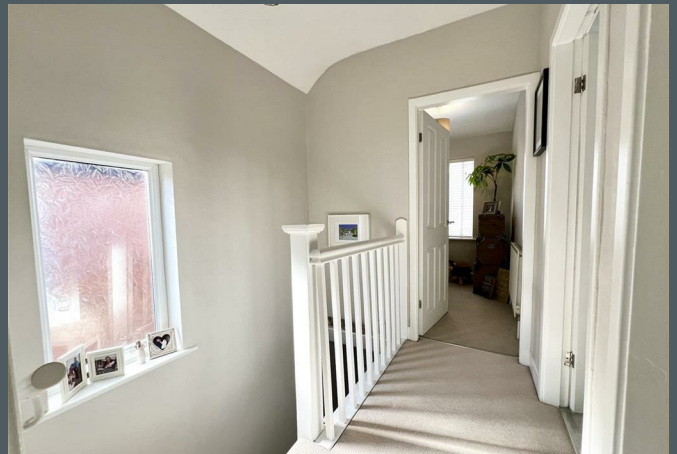
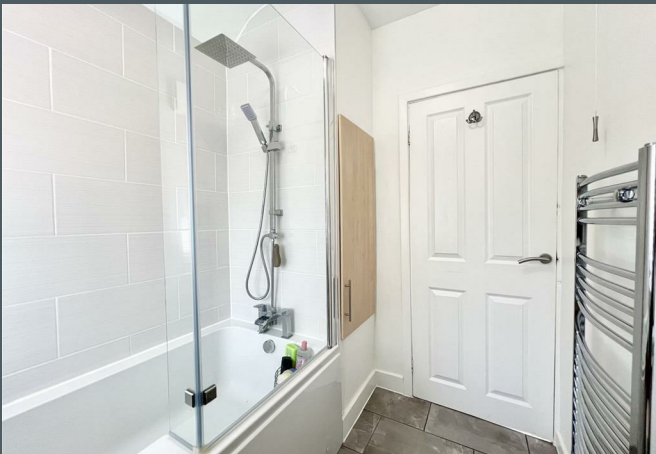
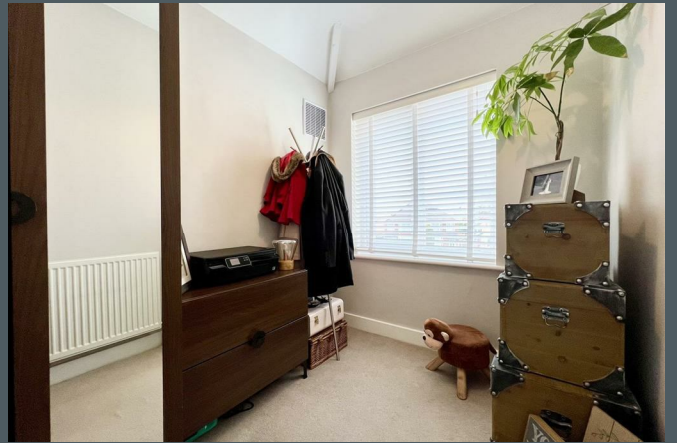




Location

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.







GROUND FLOOR

1ST FLOOR



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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Approach

Via gravel driveway offering parking for two vehicles, steps leading to front door and side access gate to rear.

Entrance hall

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

Lounge 14'5" into bay x 10'2" min x 13'1" (4.4 into bay x 3.1 min x 4.0)

Double glazed bay window, ceiling light point, central heating radiator, feature chimney breast offering log burner potential and laminate flooring.

Kitchen diner 16'4" max 13'1" min x 10'5" (5.0 max 4.0 min x 3.2)

Double glazed sliding patio doors, two double glazed windows, two ceiling light points central heating radiator, range of wall and base units with part tiled walls, wood effect work top over,

stainless steel sink and drainer, gas hob, extractor, electric oven, breakfast bar with seating, pantry, laminate flooring.

First floor landing

With double glazed window to side, ceiling light point and loft access.

Bedroom one 14'5" into bay x 10'2" (4.4 into bay x 3.1)

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

Bedroom two 10'5" x 10'2" (3.2 x 3.1)

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

Bedroom three 5'10" x 7'10" (1.8 x 2.4)

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

Bathroom 6'2" x 7'2" (1.9 x 2.2)

Double glazed window, ceiling light point, part

tiled wall surrounding P shaped bath with shower over, wash hand basin, low level w.c., store cupboard, heated towel rail and tiled floor.

Rear garden

Paved seating area, large lawned area with gravel footpath leading to base of the garden with slabbed area offering platform 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 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 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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