



22 Elm Tree Grove
Halesowen,
West Midlands B63 2SS

Offers In The Region Of £230,000

...doing things differently



Lex Allan Grove are delighted to offer for sale a well appointed two bedrooomed semi detached family home located in a highly sought after location and nestled away on a quiet cul-de-sac. Elm Tree Grove is 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 entrance porch benefitting from being dual aspect and providing access directly through to rear, hallway with storage under stairs, breakfast kitchen, good sized lounge, dining room and conservatory with patio doors leading out to rear garden. Heading upstairs are two good sized double bedrooms the main featuring a wall of built-in wardrobes and the house bathroom. Externally the property offers ample off road parking to front with a landscaped garden. To the rear is a low maintenance garden with paved seating area, steps down to the enclosed lawn area. AF 05/03/2024 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 tarmac driveway with landscaped front garden.

Porch

Double glazed door to front and rear, wall mounted light point, vinyl floor.

Hallway

Double glazed door and window to side, ceiling light point, central heating radiator, under stairs store.







Lounge 11'9" max x 15'5" (3.6 max x 4.7)

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

Dining room 12'9" x 8'6" (3.9 x 2.6)

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

Kitchen 10'9" x 9'2" (3.3 x 2.8)

Double glazed window to rear, ceiling light point, central heating radiator, range of wall and base units, stone effect work surfaces over, stainless steels sink, space for cooker, extractor, space for washer and fridge freezer, central heating boiler and vinyl floor.

Conservatory 10'2" x 9'6" (3.1 x 2.9)

Double glazed windows, patio double doors and tiled floor.

First floor landing

Ceiling light point, loft access and store cupboard.

Bedroom one 12'9" max 9'2" min x 11'1" excluding wardrobe (3.9 max 2.8 min x 3.4 excluding wardrobe)

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

Bedroom two 9'2" x 11'1" (2.8 x 3.4)

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

Bathroom

Double glazed window to side, bath with shower over, low level w.c., wash hand basin, towel rail, tiled walls, vinyl floor.

Rear garden

Paved patio area, steps down to lawn.

Garage

Double opening doors to front.

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.

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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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