



39b Tanhouse Lane
Halesowen,
West Midlands B63 2JE
Offers In Excess Of £240,000

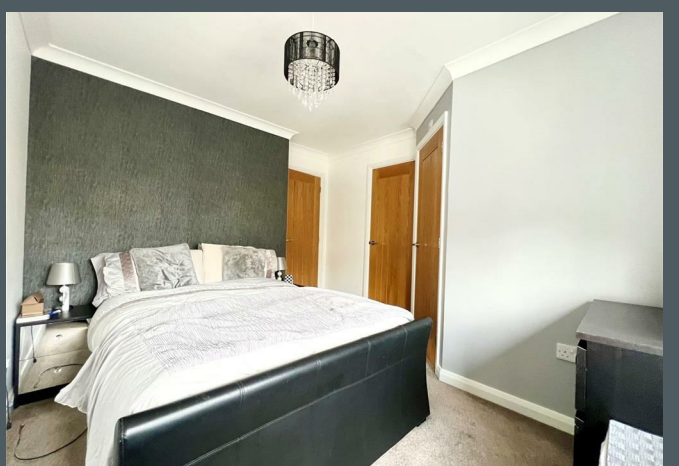
...doing things differently



Lex Allan Grove are delighted to offer for sale a most delightful and thoughtfully modernised semi detached house. 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 hallway with stairs to first floor and access to the ground floor w.c., a truly impressive and spacious open plan living room and kitchen having space for table and modern range of units with oven, hob, washer dryer and patio doors leading out to rear garden. Upstairs offers a pleasant landing, two good sized double bedrooms with the main bedroom benefitting for built-in storage and an en-suite shower room, a third well proportioned bedroom and the house bathroom. Externally the property offers ample off road parking for two cars and with front garden. At the rear is a good sized rear garden with paved seating area near to property, a large lawned area and space for a shed at the base of the garden. AF 1/3/24 V1 EPC=B







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 providing parking for two vehicles and side gate access to rear.

Hallway

Double glazed front door, ceiling light pint, coving to ceiling, central heating radiator, laminate flooring and stairs to first floor accommodation.

Downstairs w.c.

Double glazed window to front, ceiling spotlights, extractor. low level w.c., wash hand basin, central heating radiator, laminate flooring.

Open plan kitchen/living area 6'2" x 11'9" (1.9 x 3.6)

Double glazed window to front, ceiling spotlights, range of wall and base units, wood effect work top over, gas hob, extractor, electric oven, built in dishwasher and washer dryer, central heating radiator, laminate flooring.

Living area 10'5" x 13'5" max 10'2" min (3.2 x 4.1 max 3.1 min)

Double glazed patio door, central ceiling light, central heating radiator, coving to ceiling, storage under stairs and laminate flooring.

Bedroom one 10'2" max 7'6" min x 10'9" (3.1 max 2.3 min x 3.3)

Double glazed window to front, ceiling light point, coving to ceiling, central heating radiator and built in store cupboard.

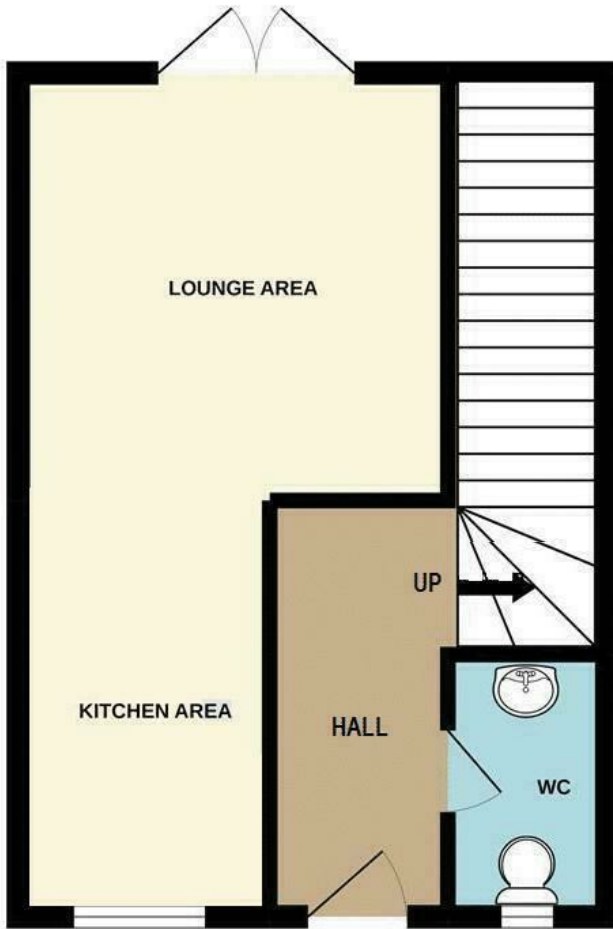
En-suite

Double glazed window to front, ceiling spotlights, extractor, shower cubicle, wash hand basin, low level w.c., heated towel rail and tiled floor.

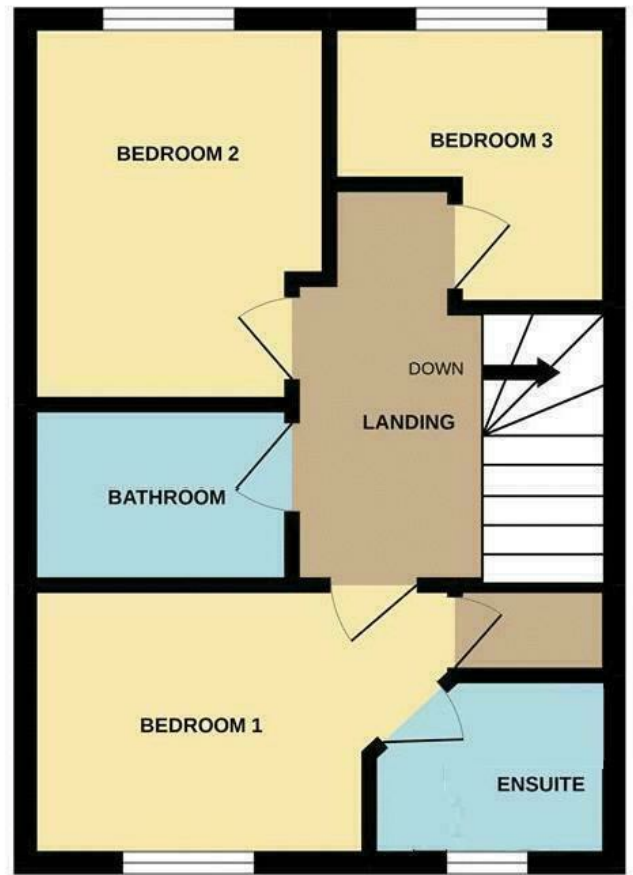
Bedroom two 7'2" max 6'10" min x 8'2" (2.2 max 2.1 min x 2.5)

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

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.

Bedroom three 5'10" max x 12'1" (1.8 max x 3.7)
DOuble glazed window to rear, ceiling light point, coving to ceiling, central heating radiator.

Bathroom

Ceiling light point, extractor, half tiled walls, shower over bath, wash hand basin, low level w.c., towel rail and tiled flooring.

Rear garden

Raised paved seating area, steps down to lawn with second slabbed area and further garden area beyond.

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.

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.

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