



17 Willetts Drive
Halesowen,
West Midlands B63 2HR

Offers In The Region Of £225,000

...doing things differently



Ideal for young families and first time buyers this property finds itself situated close to local amenities, good local schools, and set in a quiet cul-de-sac.

The layout in brief comprises of entrance hall with store cupboard under the stairs, a spacious front facing lounge featuring built in media centre with electric fireplace, a modern kitchen that opens up to the conservatory which the current owner uses as a dining area and benefitting from patio doors leading out to the rear garden.

Heading upstairs is a landing that offers stunning views in to the distance, a generously proportioned main bedrooms, second bedroom with built in wardrobes and the house bathroom. Externally is off road parking over the recently laid tarmac driveway and side access gate to rear. At the rear is a low maintenance garden with barbecue and seating area, and an astro turfed lawn. AF 7/3/24 V1 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.

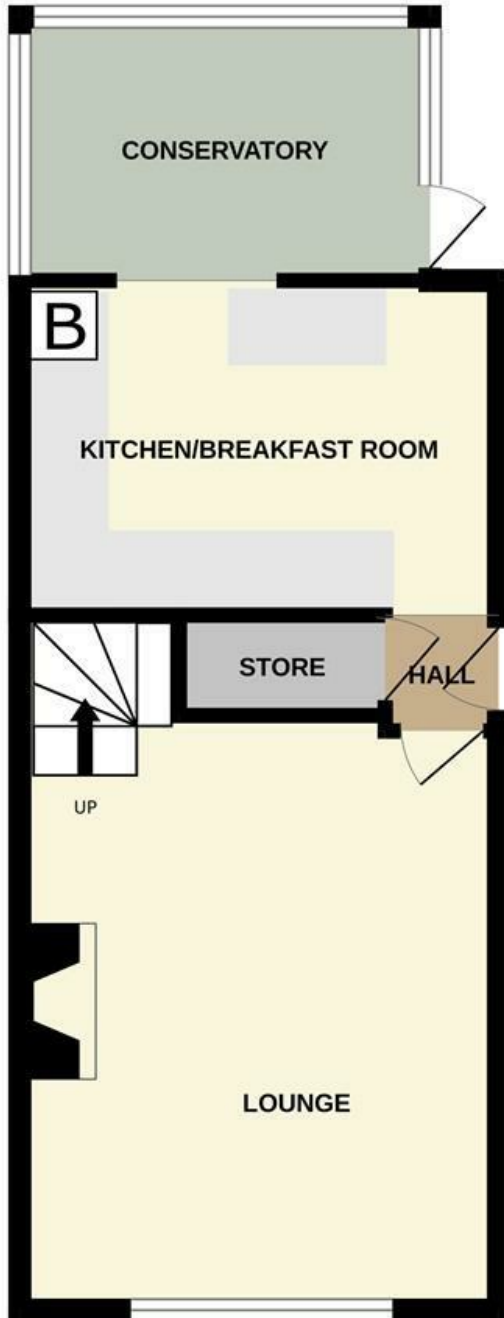
Approach

Via recently laid tarmac driveway with block paved edging providing parking for a number of vehicles, side access leading to front door.

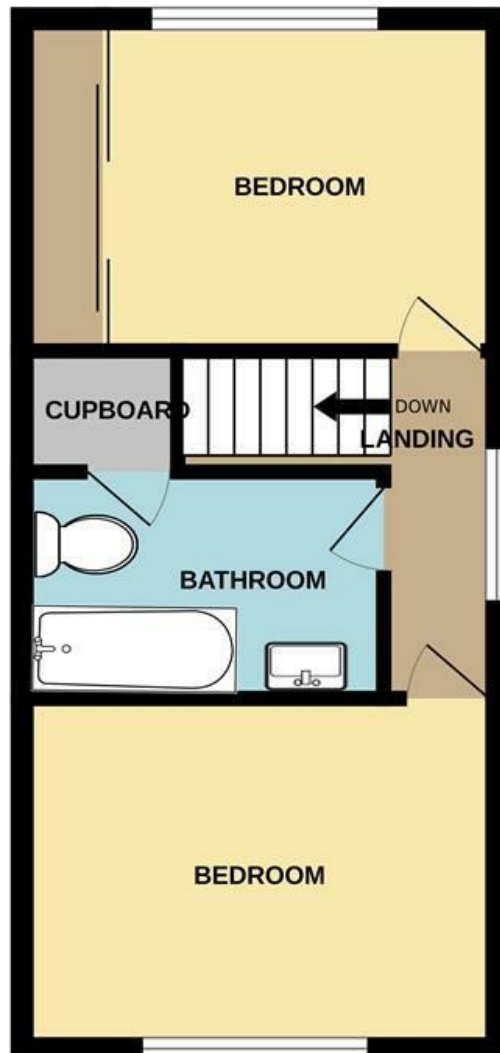
Inner hallway

Access via double glazed front door, ceiling light point and under stairs storage.

GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 sq.m.) approx.

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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Lounge 14'9" x 12'1" (4.5 x 3.7)

Double glazed window to front, ceiling light point, central heating radiator, media wall with electric fire and stairs to first floor accommodation.

Kitchen 12'1" x 8'6" (3.7 x 2.6)

Opening up into conservatory with ceiling spotlights, range of wall and base units, stone effect work top, one and a half bowl sink and drainer, electric hob, extractor, electric oven, space for washer, dishwasher, fridge and freezer, tiled floor, under floor heating.

Conservatory

Double glazed windows, ceiling light point, electric radiator, tiled floor with under floor heating, double glazed door out to garden.

First floor landing

Double glazed window to side, ceiling light point, loft access and central heating radiator.

Bedroom one 12'1" x 8'10" (3.7 x 2.7)

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

Bedroom two 4'3" max x 8'6" (1.3 max x 2.6)

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

Bathroom

Ceiling light point, extractor, shower over bath, wash hand basin with cabinet beneath, low level w.c., tiled walls and floor, store cupboard and heated towel rail.

Rear garden

Block paved seating area with brick built barbecue, astro turf, lawn, side access via gate to front of property.

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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