



22 Lansdowne Road
Halesowen,
West Midlands B63 1BJ
Offers Over £350,000

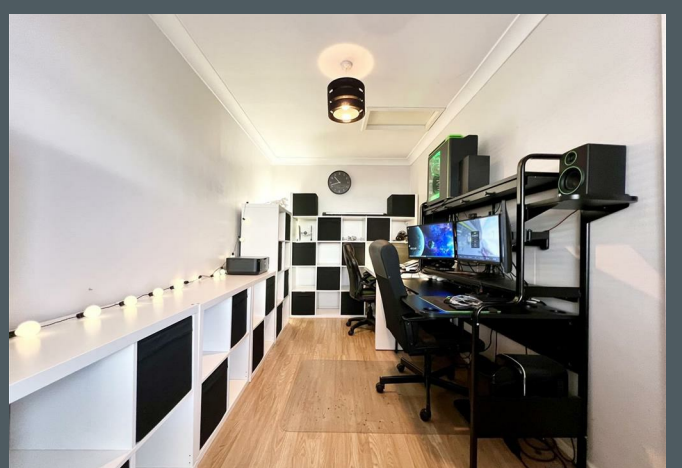
...doing things differently



This three bedroom extended Mucklow style semi detached home is situated in the heart of Hasbury. Located in this popular area and is well placed for good local schools, good transport links, and in close proximity to an abundance of local shops and amenities.

The layout in brief comprises of entrance hall, front reception room currently used as a sitting room, second reception room/office, rear facing extended lounge with dining space and a kitchen/ diner. Heading upstairs is a pleasant landing, two good sized double bedrooms, third generous bedroom and the house bathroom. Externally is off road parking over the block paved driveway and the rear well proportioned garden. AF 25/3/24 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 block paved driveway providing parking for two to three cars, small front lawn with flower bed.

Entrance hall

Double glazed front door and window to side, ceiling light point, central heating radiator, storage cupboard under stairs, stairs to first floor accommodation and laminate flooring.

Front reception room

Double glazed bay window, ceiling light point, central heating radiator, decorative coving, wood effect laminate flooring.





Rear reception room

Double glazed window to rear, decorative coving, two ceiling light points, central heating radiator, chimney breast, wood effect laminate flooring.

Third reception room

Double glazed bay window, central heating radiator, decorative coving, ceiling light, wood effect laminate flooring, loft access maintenance.

Breakfast kitchen

Double glazed window to rear, double glazed door to garden, two ceiling light points, range of wall and base units with stone effect work top, electric hob with extractor and oven, space for washer, dishwasher and fridge freezer, central heating radiator, wood effect laminate flooring.

First floor landing

Loft access and ceiling light.

Bedroom one

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

Bedroom two

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

Bedroom three

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

House bathroom

Double glazed window to rear, ceiling light point, shower cubicle, bath, wash hand basin, low level w.c., central heating radiator, vinyl flooring.

Rear garden

Having paved patio area, mature lawn with shrub border, space for shed to the rear of the garden.

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 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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