



1 Ashbourne Ridge  
Halesowen,  
West Midlands B63 2BH

*Offers In The Region Of £400,000*

*...doing things differently*



Lex Allan Grove are delighted to offer this fantastic four bedroom detached property. Situated on a cul de sac boasting move in ready accommodation, integral garage and a beautifully presented rear garden. This wonderful family home has great transport links with post office and local shops nearby.

The property comprises of off road parking, entrance hall, front facing lounge, modern and well appointed kitchen/diner, utility room, ground floor w.c. Heading upstairs is a pleasant landing with loft access, the master bedroom benefits from built in wardrobes, store cupboard, and en-suite shower room, three further good sized bedrooms and the house bathroom. Externally the property offers off road parking with garage access and side access back to rear garden. At the rear of the property is a low maintenance garden. The property also benefits from Yale alarm system and video recording. AF 1/5/24 V3 EPC=C







### 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 leading up to garage and front door, lawn areas to either side of driveway and mature shrubbery to side.

#### Hallway

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

#### Lounge 16'4" max 13'5" min x 13'1" max 11'9" min (5.0 max 4.1 min x 4.0 max 3.6 min)

Double glazed bay window, central heating radiator, gas fire place, opening into kitchen diner.

#### kitchen diner 9'2" x 20'0" (2.8 x 6.1)

Double glazed patio door, double glazed window, ceiling spotlights, under floor heating, range of wall and base units, stone effect work surfaces over, ceramic sink and drainer, gas hob, extractor, electric double oven, built in fridge freezer, dishwasher, wine rack and tiled flooring.

#### Utility room 5'2" x 4'11" (1.6 x 1.5)

Double glazed door to rear, ceiling light point, extractor, work surface and tiled flooring.

#### Downstairs w.c.

Double glazed window to side, ceiling light point, low level w.c., wash hand basin, central heating radiator and tiled floor.

#### First floor landing

Ceiling light point, loft access.

#### Bedroom one 13'1" x 11'5" excluding wardrobe (4.0 x 3.5 excluding wardrobe)

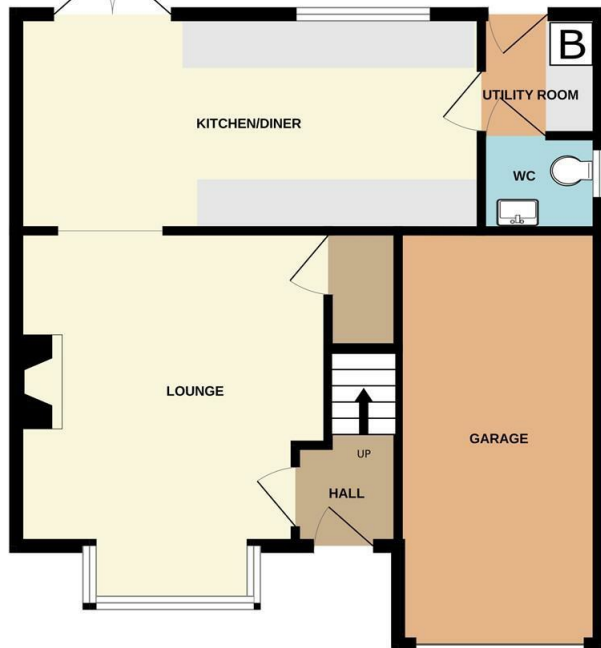
Double glazed window to front, ceiling light point, central heating radiator, built in wardrobe, over stairs store.

#### En-suite

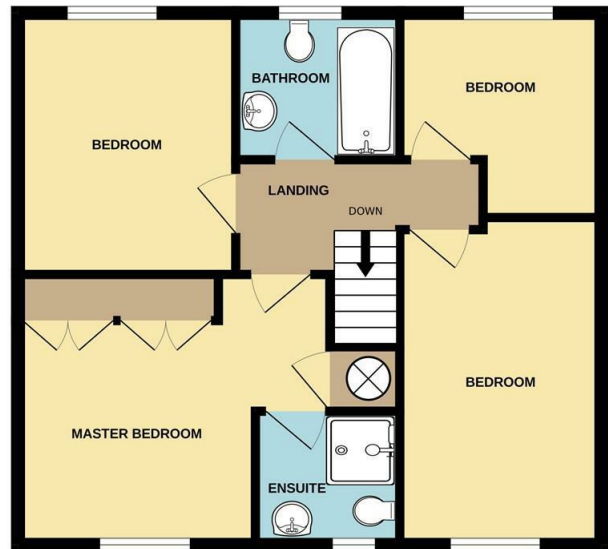
Double glazed window, ceiling light point, shower cubicle, wash hand basin, low level w.c., central heating radiator, tiled walls and floor.



GROUND FLOOR  
597 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.6 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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**Bedroom two 14'1" x 8'6" (4.3 x 2.6)**

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

**Bedroom three 9'10" x 11'5" (3.0 x 3.5)**

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

**Bedroom four 8'10" max 4'11" min x 8'10" max 6'2" min (2.7 max 1.5 min x 2.7 max 1.9 min)**

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

**Bathroom**

Double glazed window to rear, ceiling light point, extractor, shower over jacuzzi bath, low level w.c., was hand basin with cabinet, heated towel rail, tiled wall and floor.

**Rear garden**

Paved seating area, raised decking and lawn leading to back of garden, to the side is an ideal space for a garden shed.

**Garage 8'6" x 17'8" (2.6 x 5.4)**

Electric up and over door, electric lighting, power and water.

**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 D

**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.

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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