



119 Old Hawne Lane
Halesowen,
West Midlands B63 3ST
Offers In Excess Of £280,000

...doing things differently



A truly well presented three bedroom semi detached family home ideally located in a highly sought after location, benefitting from being well placed for good local schools, good transport links and near to an abundance of local shops and amenities.

The layout in brief comprises entrance hallway, ground floor w.c., well appointed front facing kitchen, spacious lounge/dining area with storage under stairs and patio doors leading out to garden. Heading upstairs is a large landing with loft access, two good sized double bedrooms, master bedroom benefitting from an en-suite shower room, further good sized bedrooms and the house bathroom. Externally is a driveway to front for two vehicles and a side access to rear. At the rear is a low maintenance garden with paved seating area near to property. AF 1/5/24 V2









Location

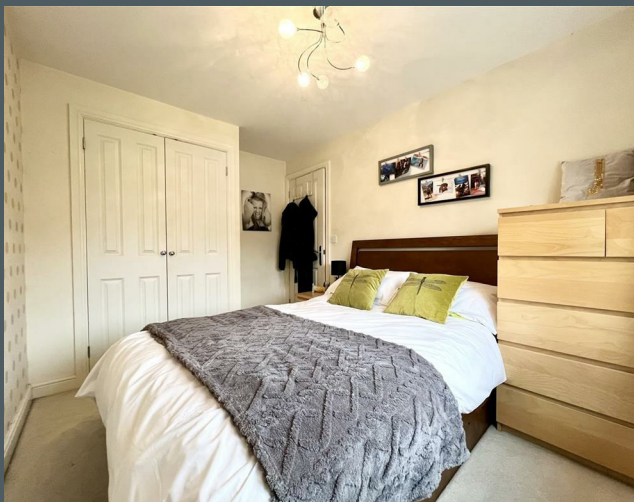
Halesowen lies approximately 7 miles from Birmingham City Centre and is just minutes away from junction 3 of the M5 motorway, giving access to the greater motorway network all around the West Midlands. The History of Halesowen stems back as far as the Anglo Saxons and it was listed in the Domesday Book 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 to front, paved slabs to double glazed front door.

Entrance hall

Ceiling light point, decorative coving, access to ground floor w.c. and stairs to first floor accommodation, central heating radiator, solid wood flooring.









Kitchen 8'6" x 9'10" (2.6 x 3.0)

Double glazed window to front, ceiling light and spotlights, decorative coving, range of wall and base units with stone effect work top, one and a half bowl stainless steel sink and drainer, gas hob with electric oven and grill, extractor, built in fridge freezer, built in washing machine, central heating radiator, solid wood flooring.

Lounge diner 10'5" min 16'0" max x 16'0" (3.2 min 4.9 max x 4.9)

With double glazed patio door to rear garden, double glazed window, decorative coving, three ceiling light points, storage under stairs. two central heating radiators, solid wood flooring.

First floor landing

Ceiling light point, pull down loft hatch and access to airing cupboard over stairs, central heating radiator.

Bedroom one 9'2" x 12'1" into wardrobes (2.8 x 3.7 into wardrobes)

Double glazed window to rear, ceiling light point, central heating radiator, built in wardrobe and access to en-suite shower room.

En-suite shower room

Double glazed window to side, ceiling light, extractor fan, shower cubicle with tiled surround, wash hand basin, low level w.c., central heating radiator with towel rail above, solid wood flooring.

Bedroom two 8'2" x 11'9" into wardrobes (2.5 x 3.6 into wardrobes)

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

Bedroom three 7'6" x 7'10" (2.3 x 2.4)

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

House bathroom

Double glazed window to rear, ceiling light point, extractor unit, part tiled walls surrounding a deep bath, wash hand basin, low level w.c., central heating radiator, solid wood light oak flooring.

Rear garden

Slabbed seating area to rear with walk way to side access that heads back to front of property, low maintenance lawn, mature borders and spaced for shed to the rear.

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.

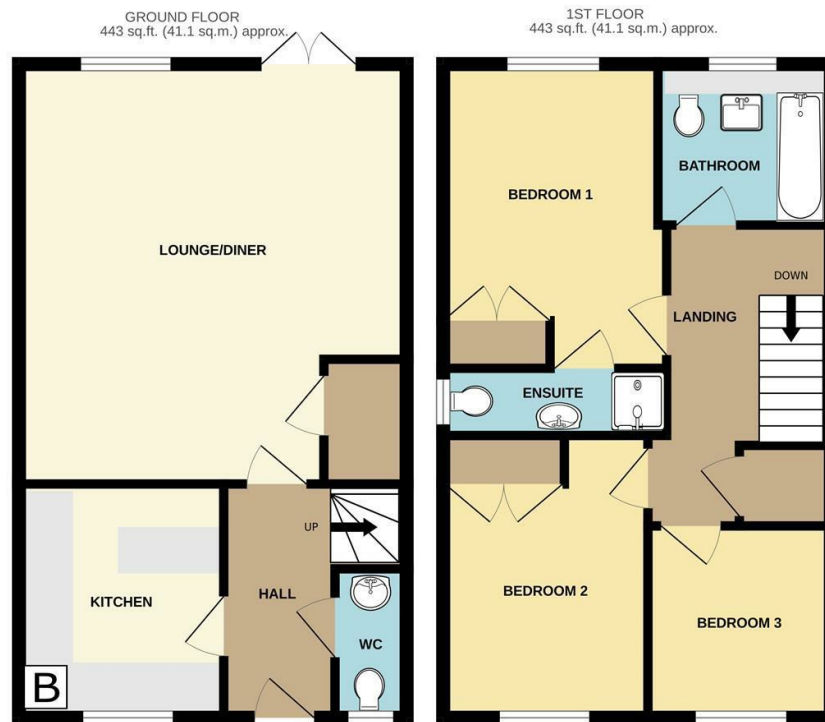
Referral Fees

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.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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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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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