



63 Belbroughton Road
Halesowen,
West Midlands B63 4LS

Offers In The Region Of £299,950

...doing things differently



FAMILY HOME WITH FANTASTIC VIEWS. This four bedroom town house has been thoughtfully modernised by the current owners. This spacious town house offers spacious accommodation in a highly sought after location close to Halesowen Town Centre making it ideal for shops and commuter links.

The property briefly comprises of driveway to front for three vehicles, entrance porch leading into the entrance hall which benefits from cloak store cupboard, spacious and modern kitchen that opens up to the dining/ sitting area. To the first floor there is lounge with feature bay window, fourth bedroom and house bathroom. The top floor has three good sized bedrooms, the master with a walk in shower/dressing area. Externally is off road parking to front. At the rear of the property is a landscaped private rear garden. AF 2/5/24 V1 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 driveway to front providing ample off road parking, steps and slabs to front composite front door with double glazed inserts and double glazed windows to either side leading into:

Porch

Wall light, access to store cupboard, tiled flooring and access to:

Entrance hallway

Decorative coving, ceiling light point, cloaks cupboard, central heating radiator, stairs to first floor accommodation, wood effect laminate flooring.

Kitchen 15'8" x 9'2" (4.8 x 2.8)

Double glazed windows to rear, double glazed door to rear, ceiling spotlights, range of wall and base units, electric induction hob, tiled splashback, electric oven, ceramic and a half bowl sink and drainer, space for washer, dryer and dishwasher, space for American style fridge freezer. Kitchen opening to sitting room which was the original garage.

Sitting room/dining area 8'6" x 16'4" (2.6 x 5.0)

Ceiling spotlights, double glazed window to front, seating bench with storage, chimney breast insert with space for electric fire, central heating radiator and wood effect laminate flooring.

First floor landing

Decorative coving, wall mounted lights, second stairs case to second floor landing.

Lounge 15'8" x 12'1" min 15'1" into bay (4.8 x 3.7 min 4.6 into bay)

Bay window to front with far reaching views, further double glazed windows, ceiling spotlights, central heating radiator.

Bedroom three 9'6" x 9'10" (2.9 x 3.0)

Double glazed window to rear, ceiling light point, central heating radiator, built in wardrobe, wood effect laminate flooring.

House bathroom

Double glazed window to rear, ceiling light point, shower over bath with tiled surround, wash hand basin, low level w.c., central heating radiator, tiled flooring.



GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.

1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.

2ND FLOOR
429 sq.ft. (39.8 sq.m.) approx.

TOTAL FLOOR AREA : 1300 sq.ft. (120.8 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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Second floor landing

Wall lights, decorative coving, loft access hatch.

Bedroom one 15'8" x 9'6" (4.8 x 2.9)

Two double glazed windows to rear, ceiling spotlights, decorative coving, central heating radiator, wood flooring. Access to a walk in dressing area.

Dressing area 4'7" x 5'10" (1.4 x 1.8)

This area could be used as a potential en-suite.

Bedroom two 8'6" x 12'1" (2.6 x 3.7)

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

Bedroom four 6'10" x 12'1" (2.1 x 3.7)

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

Rear garden

Slabbed seating area, wall and steps leading to astro turf lawn area with a further raised brick wall and mature flower bed.

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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