



6 Wall Well Lane
Halesowen,
West Midlands B63 4RY
Offers In Excess Of £270,000

...doing things differently



A characterful and deceptively spacious, four double bedroom mid terraced family home. Having many original character features throughout. This impressive property is well paced for access to the Town Centre, good local schools, and transport links..

The layout in brief comprises entrance porch and hallway with Minton tiled floor, delightful lounge with open fireplace and bay window, separate dining room with exposed brick fireplace, modern and well appointed breakfast kitchen, utility/laundry room leading to attractive bathroom. To the first floor are two double bedrooms, pleasant landing and stairs to top floor. The top floor has a second landing with storage cupboard and two further bedrooms. Externally is a large rear garden with double garage/studio/ work shop to the rear and ample rear parking. AF 17/4/24 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 footpath to front door, slabbed area to side surrounded by dwarf brick walling.

Entrance porch area

Double glazed front door with double glazed window above, access to:

Hallway

With wall light point, decorative ceiling coving, archway, original minton tiles to floor, central heating radiator.









GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Living room 14'5" x 16'0" (4.4 x 4.9)

Feature bay window, decorative coving, ceiling light point with ceiling rose, open fireplace with tiled hearth, wood effect laminate flooring, central heating radiator.

Reception room two 13'5" x 11'9" (4.1 x 3.6)

Double glazed window to rear, exposed brick fireplace, central ceiling light, central heating radiator, wood effect laminate flooring. Opening through to:

Kitchen 15'5" x 8'2" (4.7 x 2.5)

Storage space under stairs, double glazed door to side/rear garden, double glazed window to side, two ceiling light points, range of wall and base units with wood work top over, sink and drainer, space for gas cooker, extractor, space for American style fridge freezer, further space for dishwasher.

Laundry/utility area 8'2" x 5'10" (2.5 x 1.8)

Window to side, electric and plumbing for washer and dryer, central heating light, access hatch for maintenance and tiled flooring.

Ground floor shower room

Double glazed window to rear, central ceiling light point, double shower cubicle, splashback panel walls, wash basin, low level w.c., centrally heated towel radiator and tiled flooring.

First floor landing

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

Bedroom one 11'9" x 9'10" (3.6 x 3.0)

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

Bedroom two 11'9" x 11'9" (3.6 x 3.6)

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

Second floor landing

Small landing with storage cupboard, velux window and wall light.

Bedroom three 13'1" x 11'9" (4.0 x 3.6)

Having velux window, central heating radiator, wood effect laminate flooring.

Bedroom four 11'9" x 9'10" (3.6 x 3.0)

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

Rear garden

Slabbed seating area with steps leading to lawn area and leading down to garage/workshop with off street parking to rear.

Garage/gym/workshop 15'5" x 14'9" (4.7 x 4.5)

Up and over door, ceiling lighting, window and door to rear 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

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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