



40 Haswell Road  
Halesowen,  
West Midlands B63 1DA  
*Offers Over £375,000*

*...doing things differently*



An extended and thoughtfully refurbished four bedroomed Mucklow built semi-detached property finding itself in this most sought after of location. Ideally placed for good local schools, great transport links, a short distance from the town centre of Halesowen and in close proximity to an abundance of local shops/ amenities.

The layout in brief comprises of Entrance Porch, Spacious hallway, a front reception room currently used as a lounge, an extended Kitchen/ Diner with bi-fold doors out to rear and additional sitting area featuring log burner, a utility with access internally to the Garage and the ground floor Wet room.

Heading upstairs is a pleasant landing with loft access, three good sized double bedrooms, a fourth bedroom currently used as an office, and the modernised bathroom.

Externally is ample off road parking to front for three vehicles and a side access gate to rear. At the rear of the property is a raised paved seating area with steps leading down to an Astro turfed lawn, additional gravelled area up to a shed with covered seating space that the current owners have their placed hot tub. V1 AF 18/04/24







### 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 providing off road parking for three vehicles leading to front entrance porch.

### Entrance porch

Double glazed doors, double glazed window to side, ceiling spotlights. Double glazed front door gives access into:

### Entrance hall

Ceiling spotlights, stairs to first floor accommodation, alarm system, central heating radiator, tiled flooring, under stairs storage.

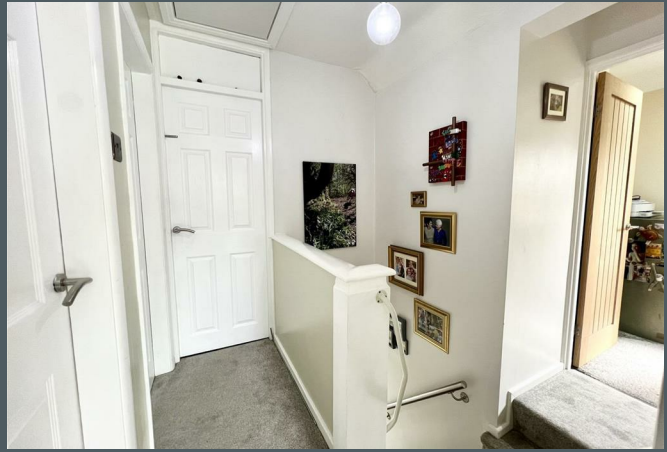












**Front reception room 11'5" x 13'5" max 10'9" min (3.5 x 4.1 max 3.3 min)**

Double glazed bay window to front with wooden shutters, ceiling light point, central heating radiator.

**Open plan kitchen diner and seating area 17'8" max 11'5" min x 20'0" min 23'7" max (5.4 max 3.5 min x 6.1 min 7.2 max)**

Seating area has ceiling light point, log burner with oak mantle and slate hearth. Kitchen area has ceiling spotlights, velux window, wall and base units with granite work surfaces over, built in microwave oven separate oven, five ring induction hob, space for American style fridge freezer, larder storage, central island with granite work top with one and a half bowl sink and drainer and dishwasher. The dining area has further spotlights, bifold double glazed doors and throughout is karndean flooring.

**Utility room 6'2" x 11'5" (1.9 x 3.5)**

Range of wall and base units, stainless steel sink and drainer, double glazed door to side and double glazed window, spotlights, tiled flooring and access into garage.

**Ground floor wet room 7'10" x 5'6" (2.4 x 1.7)**

Double glazed window to rear, ceiling spotlights, extractor fan, tiled floor, wet room floor with shower, wash hand basin, low level w.c. and heated towel radiator.

**Garage 7'6" x 16'8" (2.3 x 5.1)**

Up and over electric roller door, housing boiler and has ceiling light point.

**First floor landing**

Split landing with ceiling light point, pull down loft access hatch.

**Bedroom one 11'5" x 10'9" min 13'5" into bay (3.5 x 3.3 min 4.1 into bay)**

Double glazed bay window with wooden shutters, ceiling light point, central heating radiator, wood effect laminate flooring.

**Bedroom two 11'5" x 11'1" (3.5 x 3.4)**

Double glazed window to rear overlooking rear garden and far reaching views, ceiling light point, central heating radiator.



### **Bedroom three 13'1" x 7'10" excluding wardrobes (4.0 x 2.4 excluding wardrobes)**

Two double glazed windows to front both with shutters and also one double glazed window to side again with shutters, built in wardrobes, central heating radiator, ceiling light point.

### **Bedroom four/study 4'11" x 10'9" (1.5 x 3.3)**

Double glazed window to side, ceiling spotlights, central heating radiator.

### **House bathroom**

#### **Rear garden**

Paved seating area, power sockets, ramp to low maintenance astro turf lawn with gravelled seating area, two sheds with covered area, currently used as a hot tub area, further additional storage shed, with power, side access to front of property.

#### **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.

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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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