



69 Lodgefield Road
Halesowen,
West Midlands B62 8AT

Offers In The Region Of £270,000

...doing things differently



Offered for sale with No Onward Chain. A well proportion 2 bed semi detached family home that offers great potential for the next family and boasts stunning views off into the distance. Lodgefield Road is well placed for good transport links, local schools and near to an abundance of local schools and amenities.

The layout in brief comprises of entrance porch, hallway, spacious lounge/diner with sliding patio doors leading to conservatory, front facing kitchen which opens through to the laundry/utility room. Across the back of the property is a light and airy conservatory housing the ground floor w.c. and presents stunning views. Heading upstairs is a good sized landing that have been adjusted by the current family to be a large gallery style. two good sized double bedrooms, house bathroom and space on the landing that is towards the front of the property that was previously the third bedroom. Externally is off road parking for two vehicles. At the rear of the property is a large rear garden that is landscaped and tiers away from the property with steps and footpaths across a seating area, lawned area and a second large slabbed area with greenhouse. AF 7/5/24 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 block paved driveway accessed via wrought iron gates, low level brick wall to front, raised gravelled flower bed.

Entrance porch

Double glazed door to front and double glazed windows to side, ceiling spotlights.

Entrance hall

Original timber arched front door into hallway having ceiling light, decorative coving, stairs to first floor accommodation, picture rail, under stairs storage space, central heating radiator.

Front lounge 11'1" x 25'3" max 22'3" min (3.4 x 7.7 max 6.8 min)

Double glazed bay window, two ceiling lights, two wall light points, feature electric fireplace, picture rail, central heating radiator, double glazed sliding patio door to conservatory.

Kitchen 6'2" x 13'5" (1.9 x 4.1)

Double glazed bow window to front with tiled cill, double glazed window to side, ceiling light, range of wall and base units, stone effect work top, space for cooker, stainless steel bow and a half sink with drainer, vinyl flooring. Door to:

Utility 7'6" x 10'5" (2.3 x 3.2)

Double glazed window to side, two ceiling lights, range of base units with stone effect work surfaces over, plumbing for washing machine, dishwasher and dryer, further wall storage, two wooden doors leading to conservatory.

Conservatory 17'8" max 9'6" min x 9'2" max 5'6" min (5.4 max 2.9 min x 2.8 max 1.7 min)

Having stunning views over the rear garden, double glazed windows to surrounds, ceiling light and fan, double glazed French doors leading to rear garden, access to ground floor w.c.

Ground floor w.c.

Has double glazed window to rear, w.c.

First floor landing

Double glazed window to side, two ceiling light points, gallery style landing which used to be bedroom three and has been opened up to create one large landing which could easily be converted back to bedroom three, double glazed window to front, picture rail, decorative coving, central heating radiator.

Bedroom one 10'9" x 11'5" (3.3 x 3.5)

Double glazed window to rear, ceiling light point, central heating radiator, built in wardrobes and storage.

Bedroom two 10'9" x 11'5" (3.3 x 3.5)

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

House bathroom

Double glazed window to rear, shower over bath, low level w.c., wash hand basin, towel rail, central heating radiator, part tiled walls, ceiling light, wall mounted extractor, access to loft hatch.

Rear garden

Steps to paved area with iron railings, steps going down to further paved area with garden shed. This garden really does take advantage of the impressive views over the local neighbouring district. Further steps to lawn area with centre steps, either side are mature shrub borders. At the rear of the garden is a good sized patio area which currently houses the greenhouse.

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 B

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.

18 Hagley Road, Halesowen, West Midlands, B63 4RG

info@lexallanandgrove.com

0121 550 5400

www.lexallanandgrove.com

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