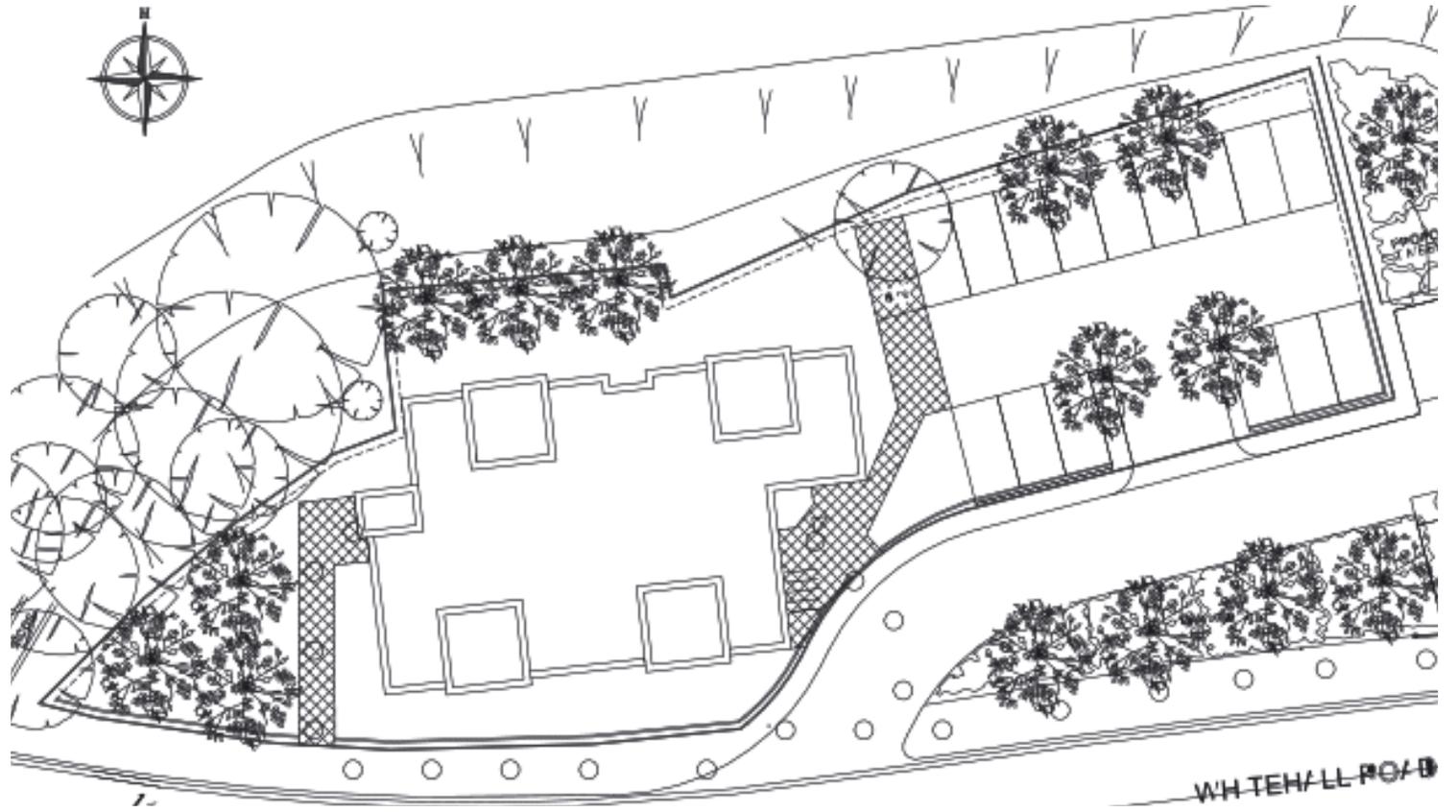




Fourteen quality two bedroom apartments



**ONE  
HUNDRED**  
WHITEHALL ROAD  
HALESOWEN



A quality development of fourteen new two bedroom homes



# ASHLEIGH HOUSE

One Hundred, Whitehall Road, Halesowen



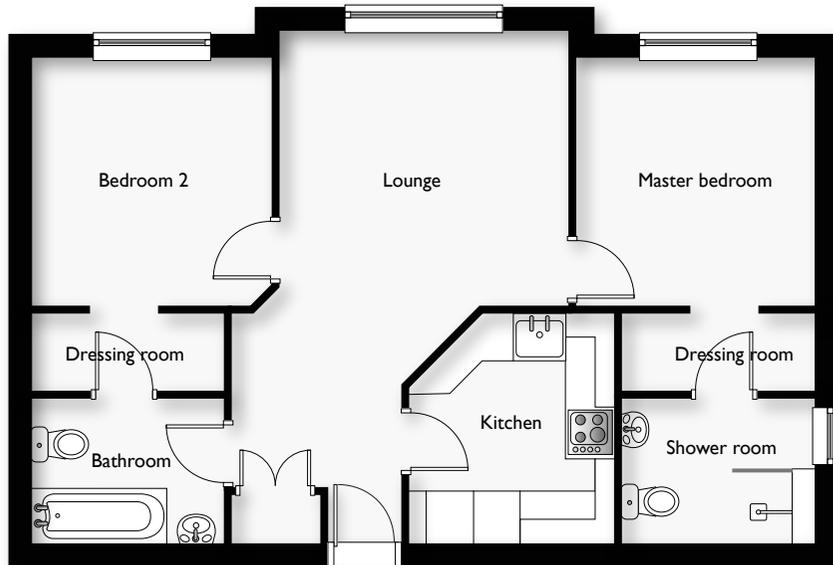
A new development of 14 modern apartments, all of which include:

- A spacious lounge, leading to...
  - Modern Howdens fitted kitchen with integrated appliances
  - Master bedroom with dressing room and en-suite
  - Bedroom 2 with dressing room
  - Bathroom
  - Storage cupboard
- Internal finish**
- Tiles to floor in kitchen, bathroom and en-suite
  - Carpets in lounge and bedroom (Apts 11-14 tiled in lounge)
  - Electric heaters and boiler (120ltr capacity)
  - Howdens Clerkenwell Gloss White fitted kitchen
  - Fan oven, microwave, black touch hob, washer/drier, integrated fridge/freezer.

*Properties are leasehold with a 125 year term, £60 PA ground rent and expected service charge contribution of £875.36 PA*

## Room Dimensions (m)

|                      |                    |                         |           |
|----------------------|--------------------|-------------------------|-----------|
| Lounge               | 2.1/3.6 x 3.4/5.75 | Master En-suite         | 2.4 x 1.8 |
| Kitchen              | 2.6 x 2.9          | Bedroom 2               | 3 x 3     |
| Master Bedroom       | 3 x 3              | Bedroom 2 Dressing Room | 0.9 x 2.3 |
| Master Dressing Room | 0.9 x 2            | Bathroom                | 2.4 x 1.8 |





## The Location

**Ashleigh House** is situated in a convenient location close to Halesowen Town Centre and falling in the catchment of good and outstanding primary and secondary schools. It has great public transport links, with a major bus route from Stoubridge through Halesowen to Birmingham passing by. The Birmingham mainline is served by Old Hill train station, which is nearby, giving access to the City Centre and excellent connections to London.

**Leisure and Pleasure** - Ashleigh House is situated close to some of the West Midlands most historical land marks. Significantly, Dudley Zoological Gardens and the Black Country Museum are both just a short drive away. There are also plenty of shopping opportunities, with Halesowen and Dudley Town Centres or Merry Hill Centre not far away. Merry Hill has over 250 shops, a separate retail park, cinema, and food hall. Adjacent to the main shopping centre is a marina called The Waterfront accommodating a number of bars and restaurants. Dudley No.1 Canal passes though The Waterfront and along the edge of the shopping centre before descending to Delph Locks. Halesowen Golf Club offers a warm welcome and is situated at the top of Mucklow Hill, only a stone's throw away.

## The Developers

Telphia & Telphia Jones Ltd. - established property company.

## The Agents

**Lex Allan Grove Land & New Homes** is a division of Lex Allan Grove Ltd with offices in Stourbridge, Hagley and Halesowen. As a specialist New Homes service provider we have the expertise, resources and commitment to ensure a streamlined customer journey for both our buyers and the housebuilder for whom we act.

With our years of experience, we know what makes our business tick and how to successfully sell or let every type of property in every kind of market.

We are privately owned and operated. We cherish our independence because it motivates us to care about everything that happens within our company.



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