



18a Wassell Road
Halesowen
B63 4JU

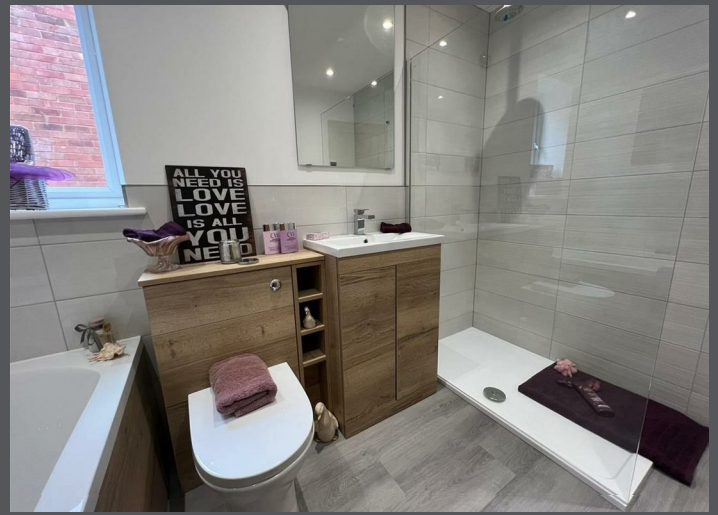
Guide Price £395,000



A high quality new build family home located on the popular Wassell Road in Halesowen. Viewings are highly recommended for this family home which boasts off road parking to front, great location for schools, amenities and has generously sized accommodation throughout and briefly comprises of entrance hall, lounge, kitchen diner, utility, downstairs wc, three bedrooms, study/nursery and family bathroom.







Guide Price £395,000
Freehold

Approach

Via gravelled driveway with small planted bark chipping planting area to front. Side access to rear garden. Step up to welcoming reception hallway.

Reception hallway

Having double glazed window to side, part panel. Door leading to;

Downstairs W.C.

Double glazed window to side, white low flush w.c. and wash hand basin.

Storage cupboard

Housing central heating boiler.

Lounge 21' 11" x 10' 5" (6.7 x 3.2)

Double glazed window to front, underfloor heating control.

Utility 4' 3" x 8' 2" (1.3 x 2.5)

Double glazed window door to side, stainless steel sink, base units and work surface, space for washing machine and tumble dryer

Open Plan Kitchen/Diner 22' 3" x 14' 9" (6.8 x 4.5)

Range of grey wall and base units with grey work surfaces over, one and a half bowl stainless steel sink with drainer and plate, tap, integrated electric hob and Cookology filter hood with further integrated Indesit electric oven, integrated Indesit fridge freezer and AEG dishwasher, inset ceiling light points, LVT flooring. Double glazed French doors leading to:

Rear Garden

With stone patio area and step down with lawn to borders.

First floor landing

Double glazed window to side, doors radiating to;

Bedroom One 15'8" x 11'1" max 9'6" min (4.8 x 3.4 max 2.9 min)

Double glazed window to front, central heating radiator, door leading to;

En-suite 7'2" x 4'7" (2.2 x 1.4)

Double glazed window to side, large white vanity sink with grey storage beneath, white low flush w.c., double shower cubicle with remote controlled temperature control, mirror to wall, LVT flooring.

Bedroom Two 12'5" x 9'6" (3.8 x 2.9)

Double glazed window to rear, gas central heated radiator

Bedroom Three 9'2" x 10'5" max 8'6" min (2.8 x 3.2 max 2.6 min)

Double glazed window to rear, gas central heated radiator.

Study/Nursery 9'10" max 7'10" min x 8'10" max 4'11" min (3 max 2.4 min x 2.7 max 1.5 min)

Double glazed window to front, gas central heated radiator.

Family Bathroom 9'6" x 5'10" (2.9 x 1.8)

Double glazed window to side, bath, heated towel rail, low flush w.c, vanity sink unit, separate double shower cubicle, LVT flooring.

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.

Money Laundering

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 reserves the right to obtain electronic verification.

Council Tax Band

Please note we have been advised by the sellers that the Council Tax has not been banded as yet. Please obtain verification from your solicitor.

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 Mr Tony Lowe of Green Street Surveys 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 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct 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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Lex Allan Grove - Land & New Homes

129 Worcester Road Land & New Homes: 01562 270072
Hagley e-mail: lnh@lexallangrove.com
Worcestershire
DY9 0NN

www.lexallangrove.com



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