



111 Haden Arch Court Haden Hill Road  
Halesowen,  
West Midlands B63 3NF

*Offers In The Region Of £150,000*

*...doing things differently*





We are proud to present for sale this two bedroom duplex apartment. The property is being offered with NO UPWARD CHAIN and is the perfect opportunity for first time buyers or if you are looking to downsize. Benefitting from having allocated parking and two generously sized bedrooms. The accommodation has an open plan living arrangement and briefly comprises of entrance hall, lounge, kitchen, bedroom and shower room on the ground floor and on the first floor there is a master bedroom, house bathroom and allocated parking. For all viewing enquiries please contact the Halesowen office on 0121 550 5400. Leasehold. V2 16/11/2023 JE EPC=C













### **Approach**

Via private slabbed pathway leading to front door giving access to:

### **Entrance hall**

Central heating radiator, spiral staircase to first floor accommodation, door to bedroom and kitchen.

### **Kitchen/Lounge 17'8" min 19'0" max x 12'1" (5.4 min 5.8 max x 3.7)**

Double glazed window to front, double glazed window to rear, two central heating radiators, wood effect flooring, t.v. point, part tiled walls, range of matching wall and base units with roll top surfaces over, stainless steel sink, drainer and mixer tap, integrated oven, four ring gas hob, chimney extractor hood.

### **Bedroom one 17'4" x 8'6" max 6'6" min (5.3 x 2.6 max 2.0 min)**

Double glazed window to front, central heating radiator, door to:

### **Shower room**

Double glazed obscured window to rear, central heating radiator, tiled floor, part tiled walls, pedestal wash hand basin, mixer tap, low level flush w.c., shower cubicle.

### **First floor landing**

Doors to bedroom and bathroom

### **Bedroom two 14'9" x 14'7" max 12'1" min (4.5 x 4.5 max 3.7 min)**

Double glazed velux skylight to front, double glazed window to side, central heating radiator.

## **Bathroom**

Double glazed obscured velux skylight, central heating radiator, panelled bath, mixer tap, low level flush w.c., pedestal wash hand basin with mixer tap, tiled splashback areas, door to storage.

## **Tenure**

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that there is a 99 year lease from September 2004 with an annual ground rent of £250.00 and an annual service charge of approximately £1,300.

## **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.

## **Council Tax Banding**

Tax Band is B

## **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.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

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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local knowledge exceptional service