



111 Mill Lane
Birmingham,
B32 3BB

Guide Price £210,000

...doing things differently



A well presented two bedroom end terraced property having welcoming entrance hall, through lounge diner, conservatory, fitted kitchen and utility area, downstairs w.c., two double bedrooms, family bathroom and rear garden. DAG 28/3/24 V1 EPC=C



Lex Allan Grove loves...



Location

The property is conveniently located for Cradley Heath Town Centre and its range of amenities including shops and supermarkets and offers good road and transport links including Cradley Heath and Old Hill Train Stations. Within the local area there are schools of great repute at both primary and secondary levels and within a short drive are popular Haden Hill Park and Leisure Centre.

Approach

Via pathway with fore garden, front door leading to:

Entrance hall

Central heating radiator, stairs to first floor accommodation, window to side, storage cupboard, open plan entrance to:

Lounge diner 11'5" x 9'6" min 21'3" max (3.5 x 2.9 min 6.5 max)

Double glazed window to front, wood effect laminate flooring, double glazed patio door to conservatory and open plan to kitchen.

Kitchen 9'2" x 13'1" max (2.8 x 4.0 max)

Double glazed window to rear, gas hob with oven beneath, fitted filter hood, space for appliances, range of wall and base units with work surface over, open plan into utility area included within the measurements having plumbing for automatic washing machine, door to downstairs w.c. and door to rear.

Conservatory

Double glazed French doors to rear, central heating radiator, wood effect laminate flooring, central heating radiator.



First floor landing

Having doors radiating to:

Bedroom one 14'5" x 9'6" (4.4 x 2.9)

Double glazed window to front, central heating radiator, wood effect laminate flooring, fitted storage cupboard with useful hanging space and drawers.

Bedroom two 9'2" x 11'5" (2.8 x 3.5)

Double glazed window to rear, central heating radiator.

Bathroom

Bath, w.c., pedestal wash hand basin, complementary tiling to walls, central heating radiator.

Garden

Having patio area with extensive lawn area beyond and mature borders.

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.

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.

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