



125 Abbey Road  
Smethwick,  
West Midlands B67 5LS

*Offers In The Region Of £300,000*

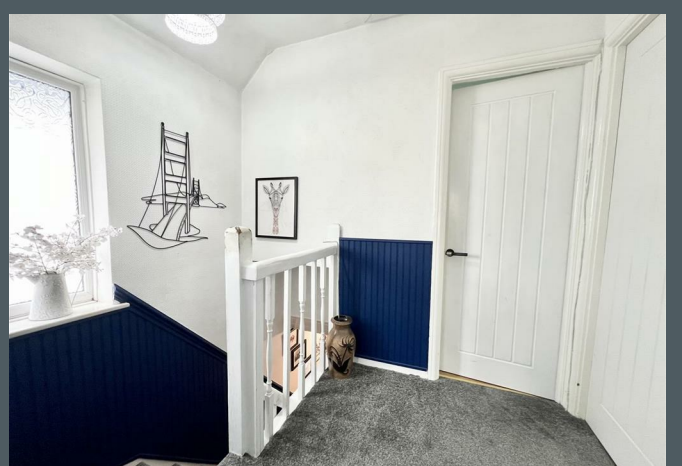
*...doing things differently*



Lex Allan Grove are delighted to offer for sale this traditional three bed semi detached family home. Ideally situated in this highly sought after location, well placed for good transport link, local schools, an abundance of shop and amenities, and with enviable out look over Warley Wood.

The layout in brief comprises of entrance hall with ample storage under stairs and the potential to add in a ground floor w.c., front facing lounge with feature bay window, rear facing dining room with patio doors leading out to rear and a modern and well appointed kitchen. Heading upstairs is a pleasant landing, two good sized double bedrooms, generous third bedroom and the house bathroom. Externally the property offers off road parking for two vehicles over the block paved driveway and a side access gate to rear. At the rear is a truly impressive mature garden with paved seating area near to property, second paved area currently housing a shed, lawns and mature shrubs leading away from the property. AF 1/5/24 V1 EPC=D







### Approach

Via block paved driveway offering parking for two vehicles leading to composite front door.

### Porch

With double glazed inserts, double glazed windows to either side, tiled flooring.

### Entrance hall

Ceiling light point, stairs to first floor accommodation, wood panelling, central heating radiator, store cupboards under stairs, wood effect laminate flooring.

### Lounge 14'1" into bay 11'5" min x 13'1" (4.3 into bay 3.5 min x 4.0)

Double glazed bay window, ceiling light with ceiling rose, electric feature fireplace, central heating radiator.

### Dining room 10'5" x 10'9" (3.2 x 3.3)

Double glazed patio door leading to rear with double glazed units to either side, ceiling light with ceiling rose, central heating radiator, wood effect laminate flooring.

### Kitchen 5'2" min 8'6" max x 5'6" min 7'2" max (1.6 min 2.6 max x 1.7 min 2.2 max)

L shaped kitchen with double glazed window to rear, double glazed composite door to side, range of wall and base units with marble effect base top, part tiled wall, ceramic sink and drainer, electric induction hob and oven with extractor, built in microwave and built in oven, space for washer and dryer, ample storage, ceiling light point, central heating radiator, wooden panelling, wood effect laminate flooring.













### **First floor landing**

Double glazed window to side, ceiling light point, pull down ladder to loft hatch.

### **Bedroom one 14'1" into bay 11'5" min x 11'1" (4.3 into bay 3.5 min x 3.4)**

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

### **Bedroom two 10'9" x 13'1" (3.3 x 4.0)**

Double glazed window to rear, central heating radiator, ceiling light point, wood effect laminate flooring.

### **Bedroom three 7'10" x 8'6" (2.4 x 2.6)**

Double glazed window to front, ceiling light point, central heating radiator, wood effect laminate flooring.

### **Bathroom**

Large shower cubicle with splash panels, ceiling light point, double glazed window to rear, wash hand basin with cabinet and splashback, low level w.c., central heating radiator, wood effect laminate flooring.

### **Rear garden**

Impressive slabbed seating area leading round the side giving access to front, steps down to lawn area with additional slabbed area with summer house. To the rear of the property the lawn continues with mature borders and a second slabbed space for shed, further mature borders and trees running under a pergola leading to the final lawn area again with mature plants and shrubs.

### **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 C

### **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.

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