



24 Linden Glade Stourbridge Road
Halesowen,
West Midlands B63 3UP

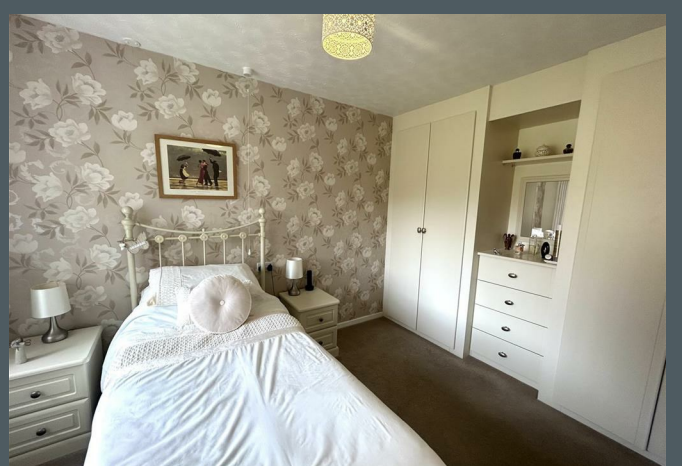
Price Guide £185,000

...doing things differently



A superb complex of retirement bungalows, this one being two bedroomed and having entrance hall, fitted bathroom, attractive lounge, fitted kitchen, communal rear garden, communal parking, communal areas to front of bungalow, beautiful landscaped gardens. Internal inspection highly recommended. Offering no upward chain and vacant upon possession. Leasehold. V1 JE 08/05/2024 EPC=C







Approach

Via visitor car park, security gate entrance, tarmac pathway into beautiful communal gardens with feature fish pond, plant beds and mature shrubbery, pathway to double glazed obscured door leading into:

Entrance hall

Laminate floor, central heating radiator, access to loft, emergency box, double opening doors, storage closet, doors to bedroom one and two, bathroom and lounge.

Lounge 12'9" x 11'9" max 11'5" min (3.9 x 3.6 max 3.5 min)

Coving to ceiling, double glazed French doors to rear, feature electric fire with fireplace surround and hearth, central heating radiator, door to kitchen.

Kitchen 12'9" x 7'6" (3.9 x 2.3)

Double glazed door to rear, double glazed window to rear, door to storage cupboard housing central heating boiler, shelved storage cupboard, range of matching wall and base units, complementary roll top surfaces over with tiled splashbacks, washing machine, integrated oven, four ring gas hob, stainless steel chimney extractor over, stainless steel sink with mixer tap and drainer, breakfast bar, space for fridge freezer.

Shower room

Spotlights to ceiling, tiled floor and walls, vertical towel radiator, walk in shower with shower screen, low level flush w.c., wash hand basin vanity unit with storage cupboard and mixer tap.









Bedroom one 13'5" x 9'2" including wardrobes (4.1 x 2.8 including wardrobes)

Double glazed window to front, central heating radiator, built in wardrobes and drawers.

Bedroom two 9'2" x 7'2" (2.8 x 2.2)

Double glazed window to front, central heating radiator.

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 are 83 years remaining on the lease with a service charge of £2,760 per annum which includes water.

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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