



14 Elm Tree Grove
Halesowen,
West Midlands B63 2SS
Offers Over £220,000

...doing things differently



VIEWINGS ARE HIGHLY RECOMMENDED FOR THIS TWO BEDROOM EXCEPTIONAL SEMI DETACHED PROPERTY. Tucked away in the corner of a cul de sac in Halesowen and beautifully presented this home has a good sized rear garden wrapped around the property and has been modernised to an exception standard internally. The property boasts move in ready accommodation and has numerous benefits but to name a few it is in a great catchment area for schools, local transport links nearby and is situated just a stone's throw away from other amenities. 14 Elm Tree Grove comprises of garage, entrance hall, lounge, kitchen diner, two generously sized bedrooms, house bathroom, good sized store cupboard off the landing. JE V2 12/08/2024. epc=d







Approach

Via a block paved driveway leading to front door, access to garage and electric charging point.

Entrance hall

Stairs to first floor, doors to lounge and kitchen diner, central heating radiator, door to under stairs access to garage.

Lounge 15'5" x 12'1" (4.7 x 3.7)

Double glazed window to front, central heating radiator, electric fire, t.v. point.

Kitchen 9'6" x 9'10" (2.9 x 3.0)

Range of wall and base units, double glazed window and door to rear garden, walls part tiled, extractor fan, plumbing for washing machine, stainless steel sink unit and drainer.

Dining area 13'1" x 8'10" (4.0 x 2.7)

Double glazed window to rear, central heating radiator, archway to kitchen area.

First floor landing

Double glazed frosted window to side, built in storage room, door to:

Bedroom one 12'9" max 9'2" min x 13'1" (3.9 max 2.8 min x 4.0)

Double glazed window to rear, central heating radiator, built in wardrobe and store cupboards.









Bedroom two 9'2" x 12'9" (2.8 x 3.9)

Double glazed window to front, central heating radiator.

Bathroom

Panelled bath with shower over, w.c., wash hand basin with mixer tap and storage beneath, heated towel rail, double glazed frosted window to side, spotlights, walls fully tiled.

Rear garden

Combination of lawn, decking, slate chipping and slabbed patio areas with timber constructed shed and pond in centre of garden.

Garage 16'0" x 7'10" (4.9 x 2.4)

Up and over garage door, window to side, boiler.

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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