



25 Marquis Drive  
Halesowen,  
West Midlands B62 8TE  
Guide Price £360,000

*...doing things differently*



Beautifully presented three bedroom detached family home situated on the popular Lodgefield Park occupying a corner plot and having the benefit of block paved frontage providing parking for numerous vehicles, side garden with a manicured privet hedge and access to a hardstanding. This extended property makes it the perfect family home. Side entrance door leading to hall, extensive lounge, downstairs bathroom, separate utility, kitchen diner, three bedrooms, shower room, beautiful rear garden. Viewing highly recommended. DAG 20/5/24 V2 EPC=D



**Lex Allan Grove loves...**  
this fantastic family  
home







### Location

Halesowen lies approximately 7 miles from Birmingham City Centre and is just minutes away from junction 3 of the M5 motorway, giving access to the greater motorway network all around the West Midlands. Also within easy reach is Leasowes Park. Whilst Halesowen no longer has a train station of its own, the Worcester to Birmingham line passes along the northern edge of its boundary and the stations of Cradley Heath, Old Hill and Rowley Regis are all within a few miles of the town centre. Halesowen's bus station is a busy interchange and a regular service runs to Birmingham City Centre.

### Approach

Via block paved driveway providing parking for numerous cars, with side garden and gate to hardstanding to side, mature planted borders and manicure privet hedge.

### Entrance hall

Double glazed window and door to side, central heating radiator, under stairs storage, stairs to first floor accommodation, door leading to:

### Extended lounge 18'0" min 18'4" max x 10'2" (5.5 min 5.6 max x 3.1)

Two double glazed windows to front and one to side, central heating radiator. French doors to rear garden. This room is divided by an archway where the room narrows, door to:

### Utility room 7'10" x 7'6" (2.4 x 2.3)

Double glazed window to side, sink, central heating radiator, space for appliances, door leading to downstairs bathroom.

### Bathroom

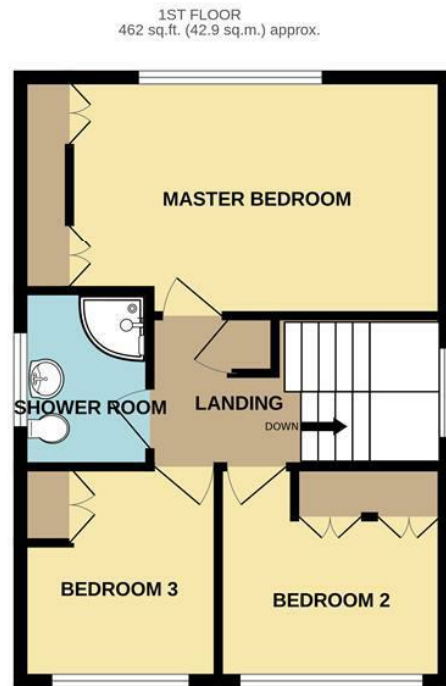
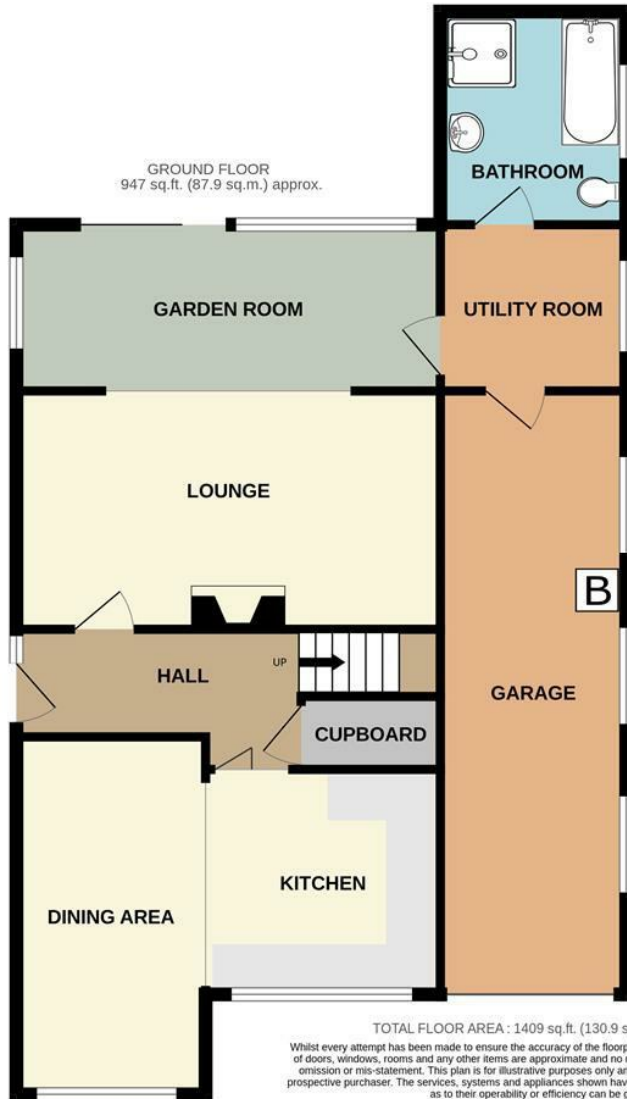
Double glazed obscured window to side, bath with separate shower cubicle, pedestal wash hand basin, w.c., central heating radiator, complementary tiling to walls.











TOTAL FLOOR AREA : 1409 sq.ft. (130.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### **Kitchen diner 15'1" max 8'6" min x 17'4" max 7'2" min (4.6 max 2.6 min x 5.3 max 2.2 min)**

Two double glazed windows to front, stainless steel sink and mixer tap, range of wall and base units with work surfaces over, space for appliances, open plan to dining area, central heating radiator, double glazed window to front.

### **First floor landing**

Storage cupboard and doors radiating to:

### **Bedroom one 17'8" into wardrobes x 8'10" min 10'5" max (5.4 into wardrobes x 2.7 min 3.2 max)**

Double glazed window to rear, central heating radiator, fitted wardrobes with over head units and fitted bedside tables, dressing table and storage wardrobes.

### **Bedroom two 9'2" x 9'2" into wardrobe (2.8 x 2.8 into wardrobe)**

Double glazed window to front, fitted wardrobes, central heating radiator.

### **Bedroom three 8'2" x 9'2" (2.5 x 2.8)**

Double glazed window to front, central heating radiator, fitted storage.

### **Shower room**

Double glazed obscured window to side, w.c., vanity wash hand basin, shower cubicle, tiling to walls, central heating radiator.

### **Garden**

Large patio area with gated access to front, steps leading to shaped lawn, mature planted borders, outside tap.

### **Tandem garage 26'10" x 8'6" (8.2 x 2.6)**

Up and over door, door to utility area and housing central heating boiler.

### **Side garden**

With hardstanding, mature lawn and mature planted 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 D

### **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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