



71 Hambleton Road
Halesowen,
West Midlands B63 1JT

Offers In Excess Of £415,000

...doing things differently

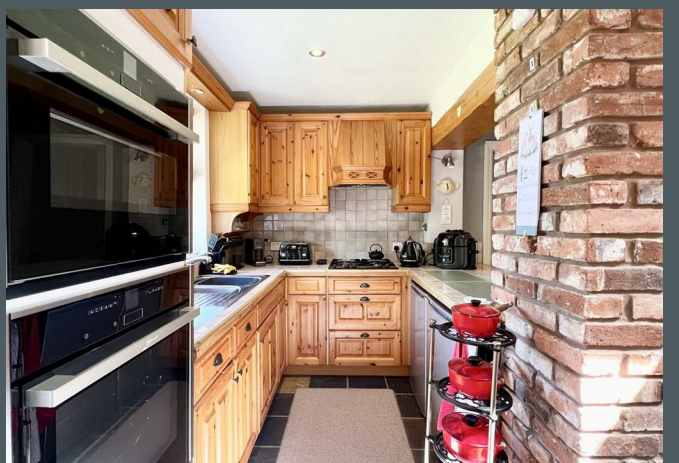


A spacious and extended 3 Bed detached family home in a highly sought after location in Halesowen. Hambleton Road is well placed for access to very popular local schools, good transport links, and close to an abundance of local shops and amenities.

The layout comprises entrance porch, well proportioned hallway, front facing lounge with potential for inglenook fireplace, a spacious and extended kitchen/diner, Utility, ground floor w.c. and cosy snug.

Heading upstairs is a pleasant landing with loft access hatch, master bedroom with built-in wardrobe and store cupboard, a spacious second bedroom with built-in wardrobe, a good sized third bedroom, and the house bathroom. Externally the property offers ample off road parking over the block paved driveway. At the rear is an impressive landscaped rear garden with multiple seating areas and space for Summer House. AF 5/6/24 V3 EPC=D







Approach

Via block paved driveway for two to three vehicles, mature front shrub garden behind low level brick wall.

Porch

Double glazed door to front, double glazed units to side and additional double glazed side window, wall mounted light and tiled floor, timber framed door into:

Entrance hall

Wall lights, dado rail, stairs to first floor accommodation, under stairs storage cupboard, central heating radiator.

Lounge 9'6" min 12'1" max x 15'1" min 19'0" max into bay (2.9 min 3.7 max x 4.6 min 5.8 max into bay)

Double glazed bay window to front, wall light points, timber framed beams to ceiling, dado rail, central heating radiator and recess for potential fireplace with brick surround and mantel.

Kitchen diner 18'0" max 11'5" min x 16'8" max 5'10" min (5.5 max 3.5 min x 5.1 max 1.8 min)

Double glazed window to rear, double glazed patio door to rear, ceiling velux window, range of wall and base units with wood effect work surface in one section and tiled work surface in the main kitchen area, one and a half bowl stainless steel sink, gas hob with extractor, oven, built in microwave oven, space for fridge freezer under counter, dado rail, two central heating radiators, tiled flooring.











Utility room 4'11" x 9'6" (1.5 x 2.9)

Double glazed window to side, spotlights, wall mounted units, work top space for washer and dryer, free standing wine cooler, dado rail, central heating radiator, tiled flooring. Access to ground floor w.c.

Ground floor w.c.

Window to rear, ceiling light point, dado rail, part tiled walls, wash hand basin, low level w.c., tiled flooring.

Garage 13'5" max 7'2" min x 23'11" max 18'8" min (4.1 max 2.2 min x 7.3 max 5.7 min)

With electric roller door, double glazed door to side providing access to rear, storage space and lighting and power.

Snug 9'10" x 10'5" (3.0 x 3.2)

Double glazed window to rear, decorative coving, feature wall lighting, dado rail, central heating radiator.

First floor landing

Double glazed window to side, ceiling light and rose, dado rail, drop down ladder giving access to loft space, airing/boiler cupboard.

Bedroom one 9'6" x 12'9" (2.9 x 3.9)

Double glazed window to front, ceiling light with ceiling rose, dado rail, coving to ceiling, built in wardrobes, cupboard, central heating radiator.

Bedroom two 9'6" x 10'9" (2.9 x 3.3)

Double glazed window to rear, ceiling light point with ceiling rose, coving to ceiling, dado rail, central heating radiator, recess built in wardrobes.

Bedroom three 6'6" x 7'6" (2.0 x 2.3)

Double glazed window to front, decorative coving to ceiling, ceiling light point with ceiling rose, dado rail, built in storage cupboard above stair bulk head, central heating radiator.







Bathroom

Double glazed window to rear, ceiling light point, tiled walls, shower over oval shaped bath with seat, wash basin, low level w.c., heated towel rail radiator.

Rear garden

Paved seating patio area, seating area under pergola and further raised seating area, landscaped with decorative pond, mature borders, raised level up to gravelled area with raised flower beds, back down a level to low maintenance lawned area with decorative paving stones providing footpath to additional paved and gravelled area where the current owners have their summer house. Gate to side alleyway and additional shed to side.

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

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.

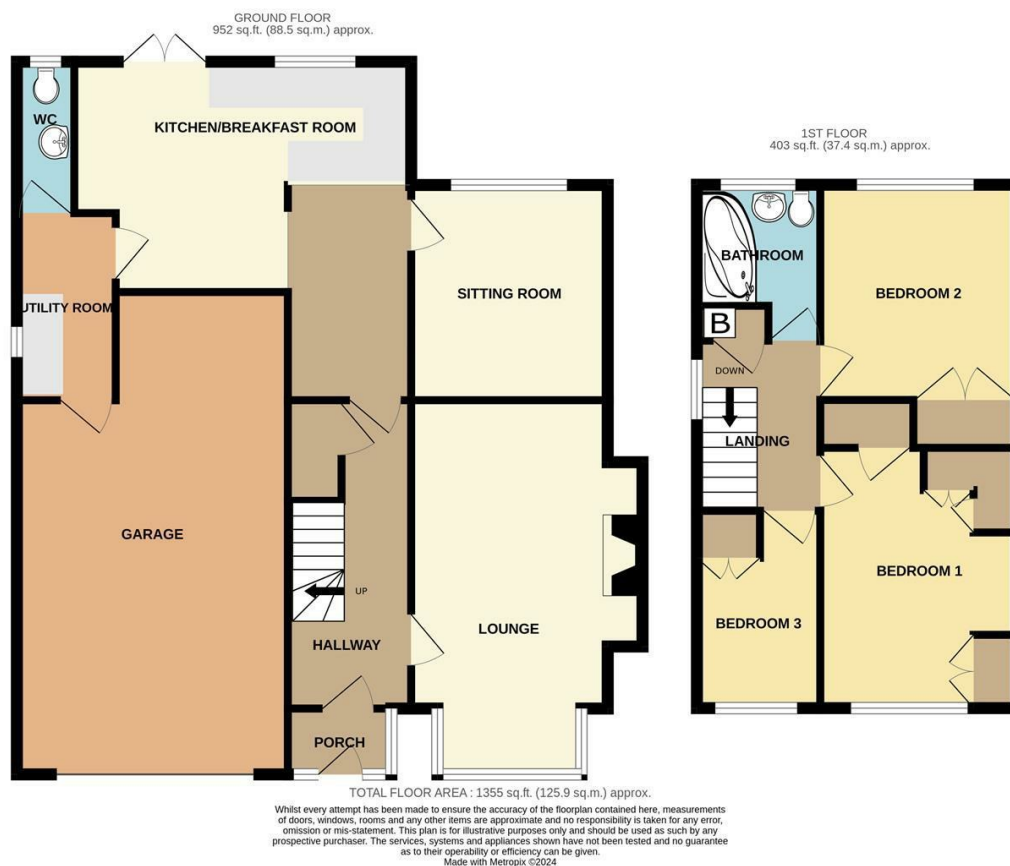
Referral Fees

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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