



15 Longmoor Road
Halesowen,
West Midlands B63 1AP

Offers In The Region Of £450,000

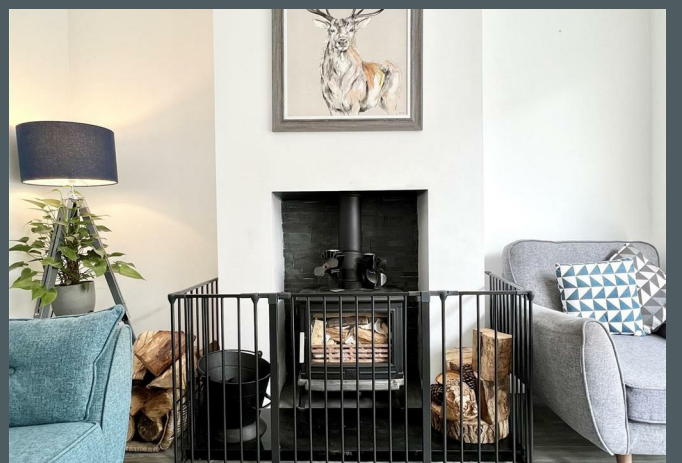
...doing things differently



Lex Allan Grove are proud to present an immaculately presented four bedroom detached family home situated on Longmoor Road in Halesowen. The property has been impressively updated and improved over the years to now offer move in ready accommodation at this very popular residential address near to local amenities and commuter links.

The property briefly comprises of having, entrance hall, reception room, downstairs fourth double bedroom, en-suite, superb open plan kitchen/dining/living area and lounge. To the first floor the property offers three double bedrooms and a family bathroom. Finally the property offers an attractive rear garden with a summer house to rear, side gate access to the front and ample off road parking. This property is not to be missed, please contact the office on 0121 550 5400 to arrange a viewing. JE V1 02/05/2024. EPC=C







Approach

Via block paved driveway, side gate access via both sides of property, composite front door with glazed inserts into:

Entrance hall

Stairs to first floor accommodation, central heating radiator, doors radiating to reception room one, 4th bedroom, kitchen/diner and pantry.

Reception room one 13'5" max 11'1" min x 11'5" (4.1 max 3.4 min x 3.5)

Double glazed box bay window to front, central heating radiator, coving to ceiling.

Bedroom four 11'5" x 6'10" (3.5 x 2.1)

Double glazed bow window to front, central heating radiator, door to:

En-suite

Spotlights to ceiling, tiled walls and floor, walk in shower with drench shower head over, wash hand basin and w.c. in vanity unit with mixer tap and storage cupboards.









Open plan kitchen diner/living area 16'8" max 7'6" min x 25'3" max 10'9" min (5.1 max 2.3 min x 7.7 max 3.3 min)

Spotlights to ceiling, double glazed window to rear, skylight to ceiling, double glazed bifold doors to rear, central heating radiator, one and a half bowl sink and drainer with mixer tap, space for washer dryer, space for American fridge freezer, integrated wine fridge, 6 ring gas hob, Rangemaster, extractor fan over, tiled splashbacks and opening into:

Lounge 10'9" x 11'5" max 10'5" min (3.3 x 3.5 max 3.2 min)

Spotlights to ceiling, central heating radiator, feature log burner with hearth.

First floor landing

Double glazed window to rear, doors giving access to:

Bedroom one 14'1" max 11'1" min x 11'5" (4.3 max 3.4 min x 3.5)

Double glazed box bay window to front, central heating radiator.

Bedroom two 10'9" x 11'5" max 9'2" min (3.3 x 3.5 max 2.8 min)

Double glazed window to rear, central heating radiator, built in wardrobes with sliding doors, access to loft.

Bedroom three 9'6" max 7'6" min x 13'9" max 7'6" min (2.9 max 2.3 min x 4.2 max 2.3 min)

Double glazed window to front, central heating radiator.

Bathroom

Dual aspect double glazed windows to front and side, spotlights to ceiling, towel radiator, tiled walls and floor, low level w.c., built in bath with jacuzzi jets, shower cubicle with drench shower head over, pedestal wash hand basin.

Rear garden

Slabbed patio area, steps up to lawn, pant bed and mature shrubbery borders, feature built in fish pond, fence paned boundaries, access to summer house, side gate access to front from both sides of the property.

Summer house 12'9" x 6'10" (3.9 x 2.1)

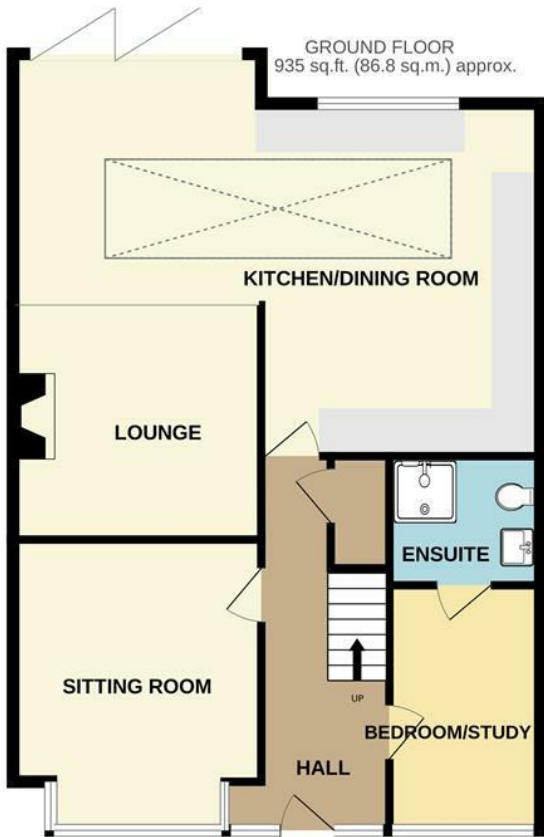
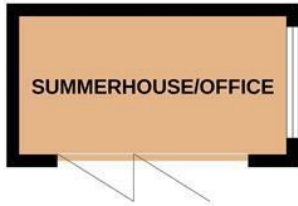
Double glazed window to side, wall mounted electric radiator, tiled floor, spotlights to ceiling.

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



TOTAL FLOOR AREA : 1495 sq.ft. (138.9 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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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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