



127a Hagley Road
Halesowen,
West Midlands B63 4QE

Offers In The Region Of £440,000

...doing things differently



Lex Allan Grove are delighted to offer for sale this well appointed four bed detached family home. Situated in a sought after location and benefitting from being well placed for good local schools, great transport links, and close to an abundance of local shops and amenities.

The layout in brief spacious entrance hall, ground floor w.c., front facing breakfast kitchen and utility, good sized lounge and separate dining room area located at the rear of the property. Heading upstairs is a good size landing, two good sized bedrooms, master bedroom benefitting from an en-suite shower room, generous third bedroom and the modernised house bathroom. Externally the property offers ample off road parking to front over the block paved driveway and provides access to the garage through the up and over door. At the rear of the property is a low maintenance garden with multiple seating areas to take advantage of the afternoon sun. AF 17/6/24 V2 EPC=D







Approach

Via block paved driveway offering parking for numerous vehicles with access to garage with up and over door, block paved steps leading to composite front door with inserts, double glazed windows to either side.

Entrance hall

Timber framed port hole window to side, ceiling light point, stairs to first floor accommodation, access to ground floor w.c., central heating radiator, wood effect laminate flooring.

Ground floor w.c.

Ceiling light point, extractor, wash hand basin with cabinet beneath, tiled splashbacks, low level w.c., central heating towel radiator, tiled flooring.

Breakfast kitchen 8'10" x 11'9" (2.7 x 3.6)

Double glazed bow window to front, additional double glazed window to side, ceiling light point, range of wall and base units with wood effect work top, ceramic twin sink with tiled splashbacks, Range master cooker and extractor, space for dishwasher, wine cooler, fridge freezer, vertical central heating radiator, tiled flooring. Opening into:











Utility area 4'11" x 8'10" (1.5 x 2.7)

Composite door to side, ceiling light point, range of wall and base units with wood effect work top, space for washer, central heating radiator, tiled flooring.

Lounge 14'1" x 13'5" max 11'9" min (4.3 x 4.1 max 3.6 min)

Double glazed patio door, ceiling light point, wall light point, feature gas fireplace, central heating radiator, wooden doors through to dining area.

Dining area 9'10" x 12'9" (3.0 x 3.9)

Double glazed patio door, wall light, central heating radiator, wooden flooring.

First floor landing

Ceiling light point, access to all bedrooms.

Bedroom one 12'1" into wardrobe x 11'5" (3.7 into wardrobe x 3.5)

Double glazed window to rear, loft access hatch, ceiling light point, built in wardrobes, central heating radiator, access to en-suite.

En-suite

Double glazed window to side, shower cubicle, splashbacks, wash hand basin with built in storage, low level w.c., heated towel radiator, wood effect vinyl flooring.

Bedroom two 7'6" x 12'5" (2.3 x 3.8)

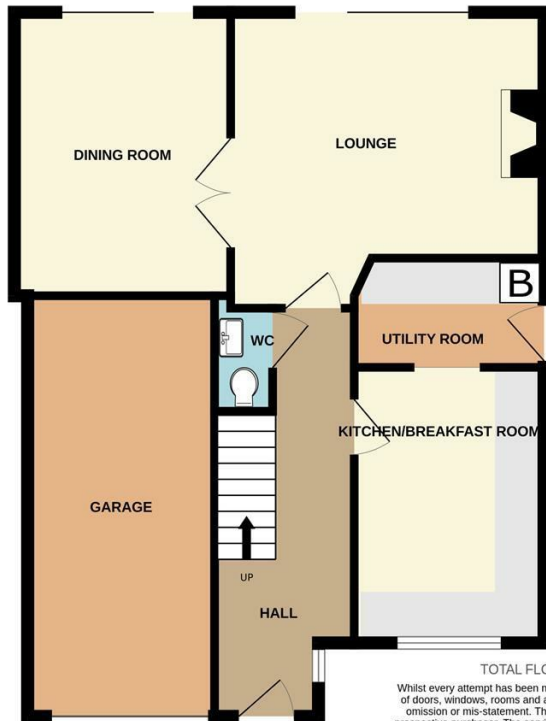
Double glazed window to front, ceiling light point, central heating radiator.

Bedroom three 7'10" x 11'9" (2.4 x 3.6)

Double glazed window to rear, central heating radiator, ceiling light point.



GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1280 sq.ft. (118.9 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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Bedroom four 8'6" x 8'6" (2.6 x 2.6)

Double glazed window to front, ceiling light point, central heating radiator, wood effect flooring.

Bathroom

Double glazed window to front, ceiling light point, P shaped bath with shower over and splash panels surrounding, wash hand basin with storage beneath, low level w.c., central heating radiator, storage cupboard, laminate tiled flooring.

Rear garden

Block paved seating area, lawn area with block paved footpath on one side, mature borders leading down to raised decked area to take advantage of the afternoon sun.

Garage 7'10" x 19'4" (2.4 x 5.9)

Up and over door, lighting, loft access with ladder for storage and power.

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 E

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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