



79 Cherry Street  
Halesowen,  
West Midlands B63 3RQ  
*Offers In The Region Of £215,000*

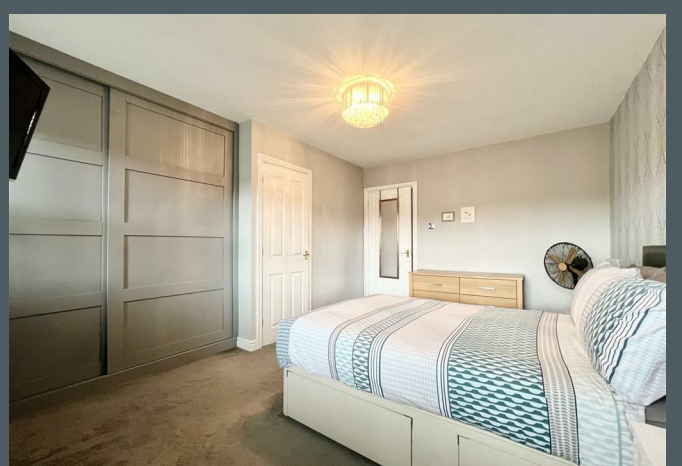
*...doing things differently*



Ideal home for young families and first time buyers. A well appointed two bed terraced family home that has been thoughtfully modernised by the current owners. Well located for good local schools, good transport links, and near to an abundance of local shops and amenities.

The layout in brief comprises of entrance hall with stairs to first floor, front facing lounge, well appointed breakfast kitchen with door leading out to rear. Heading upstairs is a pleasant landing, two good sized bedrooms and the house bathroom. Externally the property offers allocated parking to the rear. The rear garden is a low maintenance landscaped garden with paved seating area near to property. AF 30/5/24 V1 EPC=C







### Approach

Block paved footpath, low level brick wall, footpath leading to composite front door.

### Entrance hall

Ceiling light point, herringbone wood effect laminate flooring, stairs to first floor accommodation.

### Lounge 9'6" x 12'9" (2.9 x 3.9)

Ceiling light point, decorative coving, double glazed window to front, central heating radiator, herringbone wood effect laminate flooring, under stairs storage space.

### Breakfast kitchen 12'9" x 9'2" (3.9 x 2.8)

Double glazed doors leading to rear garden, double glazed window to rear, two ceiling light points, decorative coving, range of wall and base units, stone effect work top, gas hob, tiled splashbacks, one and a half bowl sink and drainer, gas hob, extractor, electric oven, space for appliances, central heating radiator, stone effect vinyl flooring.

### First floor landing

Loft access hatch with pull down loft ladder, ceiling light point, doors radiating to:

### Bedroom one 14'5" x 13'1" (4.39m x 3.99m)

Two double glazed windows to front, ceiling light point, built in wardrobe, additional store cupboard, central heating radiator.

### Bedroom two 6'6" x 10'5" (2.0 x 3.2)

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





### **Re-fitted bathroom**

Ceiling light point, extractor, double glazed window to rear, tiled walls and floor, shower over bath, wash hand basin and w.c. vanity unit with cabinet beneath, central heating towel radiator.

### **Rear garden**

Paved seating area, footpath through lawn with step down to rear access gate and space for shed.

### **Parking**

The property has allocated parking space to the rear and additional visitors space.

### **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.

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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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