



56 Sandringham Road  
Halesowen,  
West Midlands B62 8TJ

*Offers Over £330,000*

*...doing things differently*



Lex Allan Grove are proud to present a three double bed roomed detached property situated in the sort after location of Sandringham Road, Halesowen. This home has been maintained to a high standard. This particular family home benefits from having an entrance hall, lounge/diner, downstairs w.c., fitted kitchen, three double bedrooms and family bathroom. To the outside the property further offers a low maintenance rear garden, detached garage, double opening gates to the side and spacious off road parking. Viewings are essential to fully appreciate the space this family home has to offer. JE V1 30/05/2024 EPC=C







#### **Approach**

Via driveway providing off road parking, stone chipping to front, double opening gates to side leading to rear. Composite front door to:

#### **Entrance hall**

Having stairs rising to first floor accommodation, central heating radiator, door to downstairs w.c., under stairs storage cupboard, doors giving access to lounge diner and kitchen.

#### **Downstairs w.c.**

Double glazed obscured window to front, tiled walls and floor, wash hand basin and w.c. vanity unit with mixer tap and storage beneath.

#### **Lounge diner 21'11" x 11'9" max 9'6" min (6.7 x 3.6 max 2.9 min)**

Double glazed window to front, double glazed patio door to rear, feature gas fire, t.v. point, central heating vertical radiator, coving to ceiling.











**Kitchen**

Double glazed window to rear, central heating radiator, range of matching wall and base units, complementary toll top surfaces over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring gas hob with grill and oven, extractor fan over, built in dishwasher, breakfast area, access through to utility.

**Utility 4'11" x 5'2" (1.5 x 1.6)**

Composite door to side with obscured glazed inserts, plumbing for washing machine, space American style fridge freezer.

**First floor landing**

Double glazed window to side, doors radiating to:

**Bedroom one 12'5" x 10'9" (3.8 x 3.3)**

Double glazed window to rear, central heating radiator, fitted wardrobes and storage cupboards, access to loft.

**Bedroom two 9'2" x 10'9" (2.8 x 3.3)**

Double glazed window to front, central heating radiator.

**Bedroom three 9'2" x 9'2" (2.8 x 2.8)**

Double glazed window to rear, central heating radiator, door to shelved storage cupboard.

**Shower room**

Double glazed window to front, vertical towel radiator, tiled walls and floor, wash hand basin with mixer tap and storage beneath, low level flush w.c., walk in shower cubicle.

**Conservatory 11'1" max 8'6" min x 7'10" (3.4 max 2.6 min x 2.4)**

Double glazed patio door to side, double glazed window to rear, spotlights to ceiling.

**Rear garden**

Raised astro turf lawn, brick borders, mature shrubbery, brick and fence panel borders, stone chipping beds, slabbed pathway leading to rear garden shed, access to detached garage, outside tap.

**Detached garage 16'0" x 8'2" (4.9 x 2.5)**

Up and over door, lighting, electrics, side door to garden.

**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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