



1 Mayfield Road
Halesowen,
West Midlands B62 9QN
Offers In The Region Of £375,000

...doing things differently



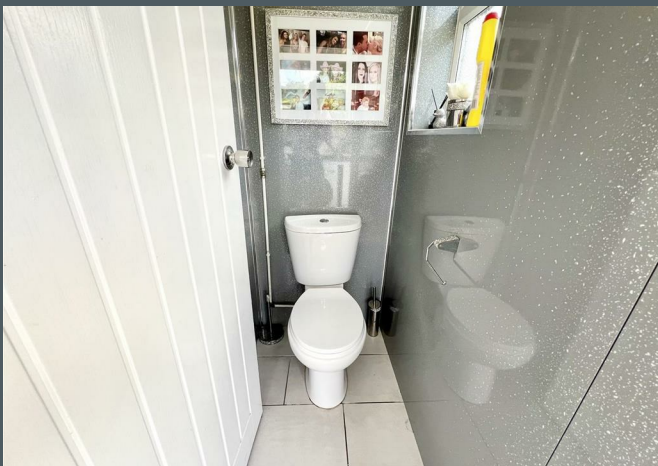
Welcome to Mayfield Road, Hurst Green, Halesowen - a charming location that could be the perfect setting for your new home! This delightful detached house offers ample space with two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones.

With five bedrooms, there's plenty of room for a growing family or for those who enjoy having extra space for guests or hobbies. The property also boasts a well-appointed bathroom, ensuring convenience and comfort for all residents.

There is parking for numerous cars, making it easy for you and your family to come and go as you please.

Don't miss out on the opportunity to make this house your own - schedule a viewing today and envision the possibilities that await you at this lovely property on Mayfield Road! AF 24/6/24 V1 EPC=C







Approach

Via tarmac driveway with block paved edging with access to car port to the side of the property where you will find the front door giving access into:

Entrance hall

Composite front door with double glazed windows either side, ceiling light point, decorative coving, central heating radiator, stairs to first floor accommodation with storage under stairs.

Kitchen 7'6" x 17'8" (2.3 x 5.4)

Double glazed window to rear, ceiling light point, range of wall and base units, wood effect work surface with splashback tiled, space for cooker, extractor, built in dishwasher, space for fridge freezer, ample storage, central heating radiator, tiled flooring.

Dining room 10'9" x 10'5" (3.3 x 3.2)

Double glazed window to side, ceiling light point, decorative coving, central heating radiator.

Lounge 17'8" x 12'1" (5.4 x 3.7)

Double glazed bow window to front, double glazed window to car port, ceiling light, decorative coving, central heating radiator, media wall, electric fireplace.

Utility room 4'7" x 6'6" (1.4 x 2.0)

Double glazed windows to side and rear, double glazed door to rear garden, sink and drainer, work surface with storage beneath, space for washing machine, tiled flooring, ceiling light point, access to w.c. and to the second utility room.











Ground floor w.c.

With double glazed window to rear, ceiling light point, splashback panelling to walls, low level w.c. and tiled flooring.

Second utility room 7'2" x 4'11" min 7'6" max (2.2 x 1.5 min 2.3 max)

Timber dryer, wood effect work surface, spotlights to ceiling, wood effect laminate flooring.

Second reception room 7'2" x 10'9" (2.2 x 3.3)

Double glazed window facing car port, ceiling spotlights, central heating radiator.

First floor landing

Ceiling light point, decorative coving, loft hatch access, airing cupboard.

Bedroom one 9'10" x 16'0" excludng wardrobe (3.0 x 4.9 excluding wardrobe)

Double glazed window to front, ceiling light

point, ample built in wardrobes and storage over bed, central heating radiator.

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

Double glazed window to rear, ceiling light point, built in wardrobe, central heating radiator, wood effect laminate flooring.

Bedroom three 7'6" x 12'1" (2.3 x 3.7)

Double glazed window to side, ceiling light point and spotlights, wood effect laminate flooring, central heating radiator.

Bedroom four 7'10" x 12'5" (2.4 x 3.8)

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

Bedroom five/dressing room 7'10" max 4'11" min x 6'6" max 3'11" min (2.4 max 1.5 min x 2.0 max 1.2 min)

Double glazed window to front, ceiling light



point, wood effect laminate flooring, central heating radiator.

Bathroom

Double glazed frosted window to rear, ceiling spotlights, tiled walls and floor, bath with shower over, towel rail, wash hand basin with storage beneath and low level w.c., central heating towel radiator.

Rear garden

Paved seating area, gate to front, landscaped with raised borders to either side, lawn area with further sleeper steps leading to the third tier of the garden which has additional seating to paved area and slate borders either 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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