



28 Hardwick Drive  
Halesowen,  
West Midlands B62 8TF

*Price Guide £240,000*

*...doing things differently*



A well presented and spacious 2 bed semi detached property, located on a highly sought after area of Halesowen. The ideal young family home offers great access to good local schools, good access to local shops and amenities, and in close proximity to good transport links.

The layout in brief comprises of entrance hall with stairs leading to first floor, a spacious front facing lounge with feature fireplace, and an open plan kitchen and dining area that provides access to rear garden. Heading upstairs is a pleasant landing, two good sized double bedrooms, and the house bathroom.

Externally the property offers ample off road parking with the benefit of garage access. At the rear of the property is a landscaped and tiered garden with multiple seating areas to take advantage of the afternoon sun. AF 27/6/24 V2 EPC=D







### **Approach**

Via tarmac driveway offering parking for numerous vehicles leading to garage, rear access gate and side entrance door, front lawn with decorative borders.

### **Entrance hall**

Double glazed front door with glazed inserts, double glazed window to side, decorative coving, ceiling light point, stairs to first floor accommodation, under stairs storage, central heating radiator.

### **Lounge 10'9" x 15'8" (3.3 x 4.8)**

Double glazed window to front, decorative coving, ceiling light point, feature gas fire place, central heating radiator.

### **Kitchen 13'9" x 6'10" (4.2 x 2.1)**

Double glazed patio door to rear and double glazed window to rear, range of wall and base units with slate effect work surface, sink and drainer, gas hob with extractor, electric oven, space for fridge and washing machine, tiled flooring, tiled splashbacks, ceiling light point, decorative coving. Opening to dining area.

### **Dining area 8'2" x 7'6" (2.5 x 2.3)**

Double glazed French doors to rear garden, ceiling light point, decorative coving, central heating radiator, tiled flooring.



#### **First floor landing**

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

#### **Bedroom one 15'8" x 10'9" (4.8 x 3.3)**

Two double glazed windows to front, ceiling light point, decorative coving, central heating radiator.

#### **Bedroom two 10'9" min 13'9" max x 8'6" (3.3 min 4.2 max x 2.6)**

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

#### **House bathroom**

Double glazed obscured window to rear, ceiling light point, wall mounted extractor, tiled walls, P shaped bath with shower, wash hand basin, low level w.c., central heating towel radiator, tiled flooring.

#### **Rear garden**

Paved patio area, lawn area with paved surround, raised borders, deck steps leading to decked seating area and steps leading to further raised area with rockery and raised bed with pond.

#### **Garage 8'10" x 16'8" (2.7 x 5.1)**

Up and over door and internal lighting.

#### **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 C

#### **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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