



17 Linden Glade Stourbridge Road
Halesowen,
West Midlands B63 3UP

Offers In The Region Of £199,950

...doing things differently



Lex Allan Grove are delighted to offer for sale an immaculate two bedroomed retirement bungalow in the sought after Linden Glade development. Set in beautiful communal gardens with a private gated entrance, this modern, beautifully refurbished property, is well placed for good transport links, good access for local shops and amenities, and a short distance to the town centre of Halesowen.

Offered for sale with no onward chain, the layout in brief comprises of:- entrance hallway with store cupboard, a spacious lounge/ dining room, well-appointed kitchen with garden access, rear facing double bedroom with built-in wardrobes, front facing second bedroom with views of the communal gardens and a modern shower room/WC.

This is a rare opportunity to buy a beautifully renovated bright and spacious property set in a peaceful, very attractive communal courtyard. The property has been carefully modernised to a high standard to create modern living as well as boasting ample communal outdoor space.

For peace of mind, the property is also fitted with an alarm service and access to resident support staff.
AF 28/6/24 V1 EPC=D







Approach

Via communal entrance with allocated parking, stunning landscaped gardens, fishpond and mature borders and shrubs. Footpath with small lawn leading to entrance door.

Entrance hallway

Double glazed front door, ceiling light point, central heating radiator. access to built-in store cupboard and recently installed wood effect laminate flooring.

Lounge 10'5" x 17'0" (3.2 x 5.2)

The living room is light and airy and offers fabulous views across the courtyard, gardens and pond. Two ceiling light points, decorative coving, double glazed window to front, electric feature fireplace, central heating radiator, wood effect laminate flooring.

Kitchen 8'10" x 9'10" (2.7 x 3.0)

The modern kitchen is fully fitted to a good specification with integrated NEFF oven, stone effect work top, electric hob, extractor, built in fridge freezer and washing machine, central heating radiator, ceiling light point and tiled flooring. Double-glazed window to rear and double-glazed patio door.

Bedroom one 9'10" max x 13'1" (3.0 max x 4.0)

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







Bedroom two/dining room 5'10" x 11'1" excluding wardrobe (1.8 x 3.4 excluding wardrobe)

Double glazed window to front, ceiling light point, pull down loft access with ladders, built in Sharps wardrobe, central heating radiator, wood effect laminate flooring.

Shower room

Recently refitted shower room with ceiling spotlights, ceiling extractor, wall mounted radiator, low level w.c., wash hand basin with drawers beneath, shower and vinyl flooring.

Outside

Beautiful mature rear garden, with a paved patio seating area, evergreen shrubs and a small lawn.

Tenure

Reference to the tenure of a property are based

on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that there are 63 years remaining on the lease and there is a service charge of £220.00 per month.

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.

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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