



150 Hamilton Avenue
Halesowen,
West Midlands B62 8SJ
Guide Price £475,000

...doing things differently



Lex Allan Grove are delighted to offer for sale an extended and well appointed four bed detached family home. Located on the highly sought after Abbeyfields estate. This spacious family home finds itself well placed for good local schools, near to an abundance of local shops and amenities, and with great transport links.

The layout in brief comprises entrance hallway with stairs to first floor, a front facing lounge, well appointed breakfast kitchen/diner with access through to the conservatory and access to the ground floor w.c., utility room and office. The utility room also offers internal access to the garage. Heading upstairs is a pleasant landing, four good sized bedrooms, one benefitting from the addition of an en-suite, and a house bathroom.

Externally the property offers ample off road parking for up to four vehicles and garage access. At the rear of the property is a landscaped and tiered garden. AF 5/7/24 V1 EPC=E







Approach

Via tarmac driveway with block paved edging providing off road parking, mature front garden, side gate, external lighting, electric roller garage door, block paved step leading to double glazed door into porch.

Porch

Double glazed window to side, ceiling spotlights and tiled flooring.

Entrance hall

Double glazed door with double glazed windows to side, ceiling light point, decorative coving, central heating radiator, picture rail, stairs to first floor accommodation.

Lounge 13'5" max x 11'5" max (4.1 max x 3.5 max)

Feature double glazed bay window, decorative coving, ceiling light point, central heating radiator, electric fireplace, door to kitchen dining area.

Kitchen diner 16'4" x 10'9" (5.0 x 3.3)

Double glazed window to rear, double glazed French doors leading to conservatory, ceiling spotlights, decorative coving, wall and base units, oak work top, sink with drainer, four ring gas burner, extractor, microwave and oven, space for fridge, built in dishwasher, smart storage, vertical central heating radiator, tiled flooring.









Conservatory 7'6" x 10'5" (2.3 x 3.2)

Double glazed windows to surround, insulated roof, double glazed French doors to rear garden, spotlighting, velux window, tiled flooring.

Utility area 7'2" max 2'11" min x 7'2" (2.2 max 0.9 min x 2.2)

Double glazed window to side, ceiling light point, access to garage, ground floor w.c. and office. Central heating radiator, tiled flooring.

Office 7'2" x 11'1" (2.2 x 3.4)

Double glazed French doors to rear, double glazed window, ceiling light point, decorative coving, wood effect laminate flooring, central heating radiator.

Ground floor w.c.

Ceiling light point, extractor, low level w.c., wash hand basin, central heating radiator, tiled flooring.

Garage 7'2" x 15'8" (2.2 x 4.8)

Housing central heating boiler, electric and gas meters, electric roller door, ceiling lighting and electrical sockets.

First floor landing

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

Bedroom one 9'2" x 14'1" (2.8 x 4.3)

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

Bedroom two 10'2" x 11'9" (3.1 x 3.6)

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

Bedroom three 7'2" x 15'5" (2.2 x 4.7)

Double glazed window to rear, two ceiling light points, central heating radiator, access to en-suite.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

En-suite

Double glazed frosted window to side, ceiling spotlights, extractor, shower cubicle, half tiled walls, low level w.c., wash hand basin, central heating radiator with towel rail above, tiled flooring.

Bedroom four 9'6" x 15'1" (2.9 x 4.6)

Two double glazed window to front, two ceiling light points, two central heating radiators.

Garden

Paved seating area, landscaped tiered and steps leading to main lawn, shed to rear.

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.

18 Hagley Road, Halesowen, West Midlands, B63 4RG

info@lexallanandgrove.com

0121 550 5400

www.lexallanandgrove.com

**LexAllan
Grove**

local knowledge exceptional service