



36 Timbertree Road
Cradley Heath,
West Midlands B64 7LE

Offers In The Region Of £325,000

...doing things differently



*** OFFERED FOR SALE WITH NO ONWARD CHAIN ***

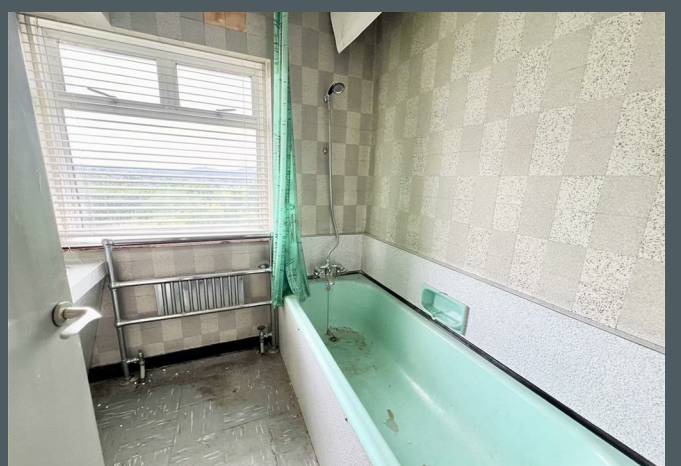
Lex Allan Grove are delighted to offers this fantastic opportunity to buy a family home in a highly sought after location. Timbertree Road finds itself well placed for good local schools, near to great transport links, and a stone's throw from local shops and amenities.

The layout in brief consists of an entrance porch, hallway, front reception room, rear reception, kitchen that leads out to two out-buildings, a ground floor w.c. and internal access to the garage. Upstairs is a pleasant landing with loft access, two good sized double bedrooms, a third bedroom and the house bathroom.

Externally, the property offers off-road parking with further potential. At the rear of the property is an impressive garden with stunning views off into the distance.

Viewing is highly advised! AD 4/7/24 V1 EPC=E





**Approach**

Via driveway with parking for two vehicles, pathway leading to front with mature garden and lawn area.

Porch

Double glazed porch with ceiling light point, patio sliding door to front door with double glazed inserts.

Entrance hall

Wooden flooring, wall lights, central heating radiator.

Front reception room 11'9" x 11'9" (3.6 x 3.6)

Wooden flooring, bow window to front, ceiling light point, decorative coving, electric fireplace.

Rear reception room 10'9" x 14'9" (3.3 x 4.5)

Wooden flooring, ceiling light point, decorative coving, double glazed rear window.

Kitchen 8'2" x 11'5" (2.5 x 3.5)

Double glazed window to rear, ceiling light points, range of wall and base units, stainless steel one and a half bowl sink and drainer, tiled walls, tiled floor, wall mounted heater, boiler cupboard/pantry, access to inner hall with two storage cupboards, ground floor w.c. and internal access into rear of garage.

First floor landing

Double glazed window to side, storage cupboard, wall lighting, loft access hatch.



Bedroom one 10'9" x 15'1" (3.3 x 4.6)

Two ceiling light points, timber framed window to rear with far reaching views.

Bedroom two 10'2" x 12'1" (3.1 x 3.7)

Double glazed window to front, ceiling light.

Bedroom three 9'2" x 8'6" (2.8 x 2.6)

Built in wardrobe, ceiling light point, double glazed window.

Bathroom

Double glazed window to rear, recess for wash hand basin, shower over bath with tiled walls, wall mounted heater, tiled floor, heated towel radiator.

Separate w.c.

With window to side, tiled walls, ceiling light point, low level w.c., tiled flooring.

Garage 7'10" x 18'0" (2.4 x 5.5)

Up and over door with ceiling light.

Rear garden

Paved area, steps to lawn area with conifer archway to rear of the garden where the shed is located.

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.



TOTAL FLOOR AREA : 1260 sq.ft. (117.0 sq.m.) approx.
 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.
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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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