



42 Alma Street  
Halesowen,  
West Midlands B63 2JD

*Offers In The Region Of £180,000*

*...doing things differently*





Ideal for young families and first time buyers. A spacious and well presented two bed end of terraced period property with stunning garden views. Alma Street is well placed for access to good local schools, good transports links, and near an abundance of local shops and amenities.

The layout in brief comprises of front reception room leading through to the inner hallway, a spacious second reception room which benefits from access to the generous under stair store cupboard, lobby that the current owner uses as an office, good sized kitchen, and the ground floor bathroom.

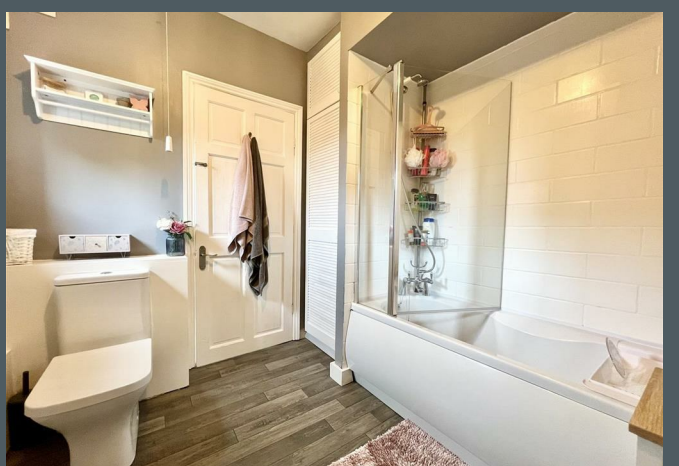
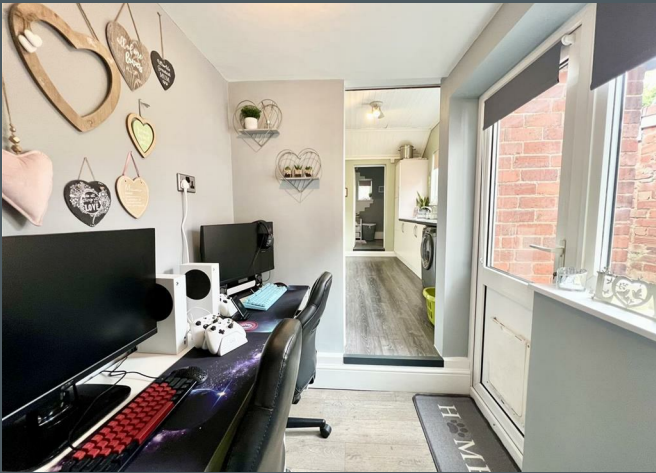
Heading upstairs is a small landing and two good sized bedrooms.

Externally the property offers a good sized rear garden with multiple seating areas, and stunning view off into the distance. AF 15/7/24 V1 EPC=D













### Approach

Via steps and hand rail to double glazed front door giving access into:

### Front reception room 11'1" x 11'9" (3.4 x 3.6)

Double glazed window to front, ceiling light point, central heating radiator, wood effect laminate flooring, door to inner hallway.

### Inner hallway

With stairs to first floor accommodation, wall lighting, wood effect flooring.

### Rear reception room 11'1" x 12'1" (3.4 x 3.7)

Double glazed window to rear, ceiling light point, central heating radiator, under stairs storage, door to lobby.

### Lobby 6'2" x 4'11" (1.9 x 1.5)

Currently being used as an office with ceiling light point, double glazed window to side, double glazed patio door to rear, step to kitchen, wood effect laminate flooring.

### Kitchen 8'2" x 13'9" (2.5 x 4.2)

Two double glazed timber framed windows, ceiling light point, range of wall and base units with stone effect work top, electric hob, extractor, electric oven, space for washing machine, fridge freezer, stainless steel one and a half bow sink and drainer, ample storage, central heating radiator and cupboard housing boiler, splashback tiling, wood effect laminate flooring.

### Bathroom

Double glazed window to rear and to side, ceiling light point, wall mounted extractor, shower over bath, tiles surrounding the bath, further part tiled walls, low level w.c., wash hand basin, storage cupboard, wood effect laminate flooring, central heating radiator.

### First floor landing

Wall mounted light and access to both bedrooms.















### Bedroom one 11'9" x 18'0" (3.6 x 5.5)

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

### Bedroom two 12'1" x 11'1" (3.7 x 3.4)

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

### Rear garden

Paved seating area, paved footpath leading to the garden with first paved area, second steps to lawn area and third area to the rear of the garden. The garden has a bin access over neighbouring property with a gate in place.

### 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 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.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, quantity and quality of the information has been verified and no guarantee is made with respect to the accuracy or efficiency of the plan.

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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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