



126 Lodgefield Road
Halesowen,
West Midlands B62 8TN

Offers In The Region Of £299,950

...doing things differently



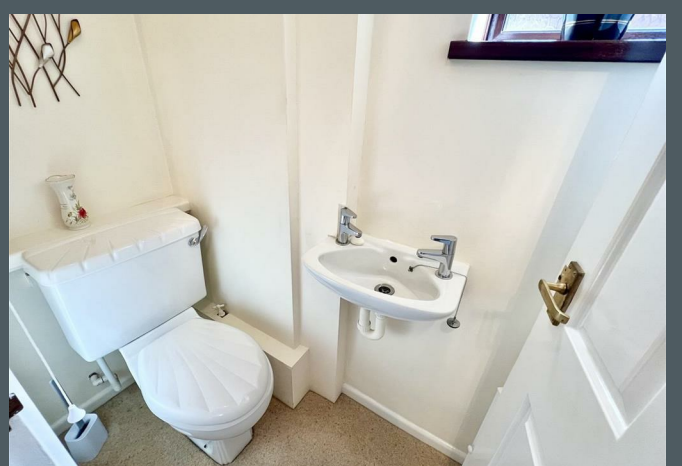
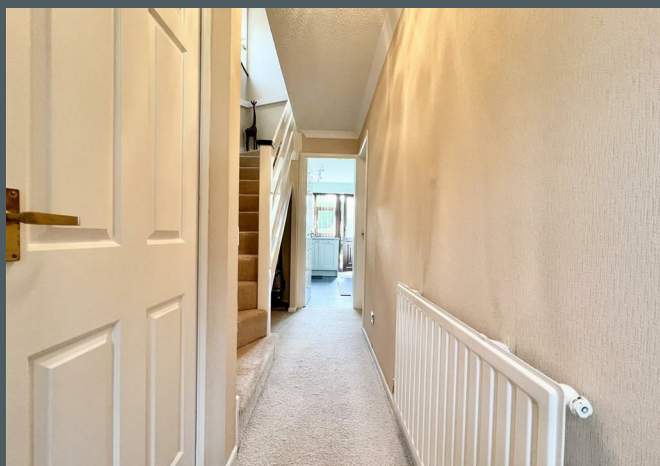
A well presented three bedroom detached family home in a popular location close to an abundance of local shops and amenities, good local schools and near to great transport links. This property is ideal for families and is short distance for the town centre of Halesowen.

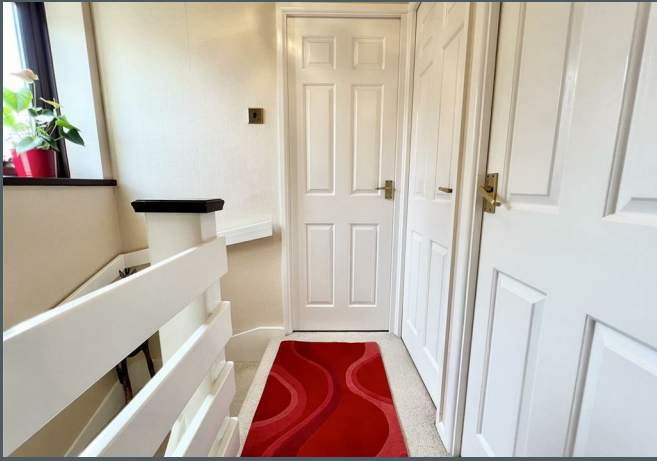
The layout in brief comprises of entrance hall with storage under stairs, guest ground floor w.c., dual aspect lounge/dining room, modern fitted well appointed kitchen. Heading upstairs are three good sized bedrooms and a family bathroom.

Externally the property offers ample off road parking over the tandem driveway that leads to the garage and side access gate to rear. A pleasant and well maintained rear garden that benefits from multiple seating areas.

The property further benefits from a burglar alarm system, central heating and double glazing. AF 15/10/24 V4 EPC=C







Approach

Via good sized tarmac driveway running down the side of the house providing access to garage, lawn and block paved area to the front. Double glazed front door giving access to:

Entrance hallway

Having ceiling light, stairs to first floor accommodation, central heating radiator, access to ground floor w.c.

Ground floor w.c.

Obscured double glazed window to side, low level flush w.c., wash hand basin, ceiling light, decorative coving and housing fuse board.

Lounge diner 8'6" min 11'1" max x 21'7" (2.6 min 3.4 max x 6.6)

Double glazed bow window to front, double glazed window to rear, two ceiling light points, decorative coving, central heating radiators, feature gas fire.

Kitchen 8'6" x 10'5" (2.6 x 3.2)

Double glazed patio door to rear, double glazed window to rear, ceiling light point, range of wall and base units, marble effect work top, sink and drainer, ceramic hob, electric oven, extractor, space for washing machine, under counter fridge and under counter freezer, built in slimline dishwasher, pantry/storage under stairs, central heating radiator, tiled flooring.









**First floor landing**

Ceiling light point, obscured double glazed window to side,.

Bedroom one 8'10" min 11'1" max x 11'5" (2.7 min 3.4 max x 3.5)

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

Bedroom two 9'6" x 10'2" (2.9 x 3.1)

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

Bedroom three 7'10" x 7'6" (2.4 x 2.3)

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

House bathroom

Two obscured double glazed windows to front, ceiling spotlights, extractor, tiled walls, tiled

floor, shower over bath, wash hand basin with built in cabinet, low level w.c., central heating towel radiator, airing cupboard housing hot water tank.

Rear garden

Block paved seating area, pathway leading to shed, side access gate to front, lawned area, mature shrub borders, additional raised block paved area with gazebo.

Garage 8'2" x 16'4" (2.5 x 5.0)

Up and over door, internal lighting and side access door to rear garden.

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.

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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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