



58 Cherry Tree Lane
Halesowen,

West Midlands B63 1DU

Offers In Excess Of £425,000

...doing things differently

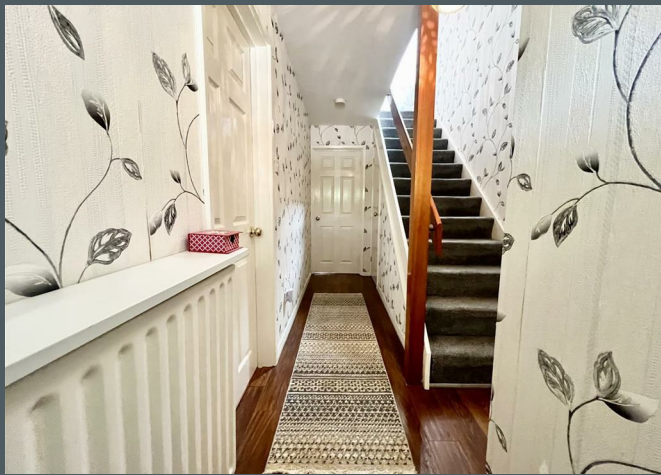


Lex Allan Grove are delighted to offer for sale a truly well presented and extended four bedroomed link detached family home. Located on the highly sought after Cherry Tree Lane and benefitting from being well placed for good local schools, great transport links, near to an abundance of local shops and amenities and a short distance from Halesowen Town Centre.

The layout in brief comprises entrance hallway with access to ground floor w.c., well proportioned front facing lounge, an extended breakfast kitchen/diner that also provides access to the garage, a dining room and conservatory. Heading upstairs is a pleasant landing, four good sized bedrooms and the house bathroom.

Externally the property offers ample off road parking and garage access. At the rear of the property is a well maintained landscaped garden with paved seating area near to property, and mature shrubbery borders. AF 19/7/24 V1 EPC=D







Approach

Via block paved driveway leading to garage, front canopy with wall lighting leading to double glazed front door and double glazed inserts.

Entrance hallway

Ceiling light point, central heating radiator, wood effect laminate flooring, stairs to first floor accommodation, under stairs storage cupboard, ground floor w.c.

Ground floor w.c.

Single glazed obscured window, ceiling light point, wash hand basin with built in storage, low level w.c., central heating towel radiator, tiled flooring.

Lounge 11'5" x 16'4" (3.5 x 5.0)

Double glazed bow window, wall lighting, central heating radiator, feature electric fireplace.

Kitchen diner 15'8" max 7'6" min x 12'1" max 8'6" min (4.8 max 2.3 min x 3.7 max 2.6 min)

Ceiling spotlights, range of wall and base units, granite work surface, stainless steel one and a half bowl sink and drainer, space for Rangemaster cooker, extractor, tiled splashbacks, ample storage, vinyl tiled flooring, central heating radiator, double glazed window to rear and double glazed French doors to rear garden, internal access to garage, doors leading to dining area.











Dining area 10'2" x 10'2" (3.1 x 3.1)

Wall lighting, decorative coving, central heating radiator, wood effect laminate flooring, double glazed French doors to conservatory.

Conservatory 9'10" x 7'6" (3.0 x 2.3)

Double glazed patio door to garden, double glazed windows to surrounds, ceiling light point, tiled flooring,

Garage 8'6" x 18'8" (2.6 x 5.7)

Up and over door, ceiling light point, gas meter, space for washer dryer, electrical sockets.

First floor landing

Obscured double glazed window to side, ceiling light point, loft access hatch and airing cupboard.

Bedroom one 7'6" x 11'9" (2.3 x 3.6)

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

Bedroom two 8'10" x 10'2" (2.7 x 3.1)

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

Bedroom three 6'2" x 11'5" (1.9 x 3.5)

Double glazed window to front, ceiling light point, storage cupboard over the stair bulk head.

Bedroom four 9'2" x 7'6" (2.8 x 2.3)

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

Shower room

Double glazed obscured window to side, ceiling spotlights, extractor, shower cubicle with monsoon shower attachment, wash hand basin, low level w.c., central heating towel radiator, tiled walls, vinyl flooring.

Rear garden

Paved seating area, paved steps down to lawned area with mature shrub borders and space for shed to the 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.



TOTAL FLOOR AREA : 1264 sq.ft. (117.5 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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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

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