



32 Thornhill Road
Halesowen,
West Midlands B63 1AU
Offers In Excess Of £285,000

...doing things differently



Being Sold with NO ONWARD CHAIN! A well proportioned three bed Mucklow semi detached family home. Located in a highly sought after area of Halesowen and benefiting from being close to good local schools, offering good transport links, and near to an abundance of local shops and amenities.

The layout in brief comprises of entrance porch, hallway, front reception room, an extended rear reception room and a rear facing kitchen. Heading upstairs is a pleasant landing with loft access, two good sized double bedrooms, generous third bedroom and the house bathroom.

Externally the property offers ample off road parking with garage and a shared side access. At the rear of the property is an impressive and low maintenance garden offering plenty of potential. AF 25/9/24 V2 EPC=D







Approach

Via block paved driveway offering parking for numerous vehicles, access to garage, side shared access to rear garden.

Entrance porch

Tiled flooring, single glazed windows and door to entrance hall.

Entrance hall

Single glazed timber framed door, ceiling light, stairs to first floor accommodation, central heating radiator, access to ground floor w.c.

Ground floor w.c.

Ceiling light point, low level w.c., wash hand basin, wood effect laminate flooring.

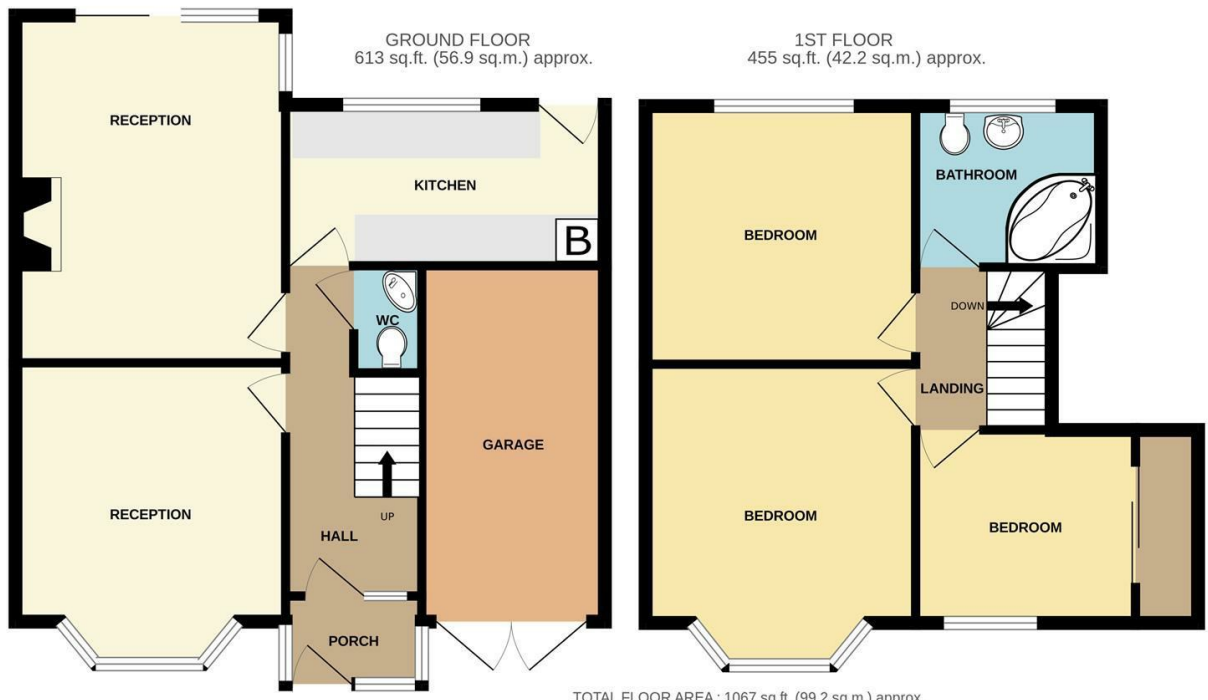
Front reception room 11'5" x 10'9" min 12'9" max (3.5 x 3.3 min 3.9 max)

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

Rear reception room 11'5" x 16'8" (3.5 x 5.1)

Double glazed sliding doors to rear garden, double glazed units above and to sides, ceiling light point, decorative coving, feature fireplace, central heating radiator.





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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Kitchen 13'5" x 6'10" (4.1 x 2.1)

Double glazed window to rear, double glazed door to rear, ceiling light point, range of wall and base units with stone effect work top, one and a half bowl sink and drainer, tiled splashbacks, four ring gas burner, extractor and electric oven, space for fridge freezer and plumbing for washing machine, Worcester Bosch central heating boiler, central heating radiator, tiled flooring.

First floor landing

Ceiling light point, loft access hatch.

Bedroom one 11'5" x 10'9" min 13'6" max (3.5 x 3.3 min 4.13 max)

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

Bedroom two 11'5" x 11'5" (3.5 x 3.5)

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

Bedroom three 9'2" excluding eaves x 7'10" (2.8 excluding eaves x 2.4)

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

Bathroom

Double glazed window to rear, ceiling light point, tiled walls, bath with shower over, wash hand basin with cabinets to side and below, low level w.c., central heating radiator.

Rear garden

Mature garden with paved seating area with mosaic style pattern, lawned area with mature flower borders to side, further additional paved area to the rear of the garden which currently houses a shed.

Garage 7'6" x 15'8" (2.3 x 4.8)**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 C

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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