



20 Blackford Close  
Halesowen,  
West Midlands B63 1JU  
*Offers Over £300,000*

*...doing things differently*





Welcome to Blackford Close, Halesowen - a charming and well-presented three bedroom end of terraced property that is sure to capture your heart. This delightful home boasts two reception rooms, perfect for families, entertaining guests, or simply relaxing with your loved ones.

The layout in brief comprises of entrance hall with internal access to the garage, a spacious front facing lounge with stair access to first floor, running across the back of the property is the well proportioned kitchen dining area which flows nicely through to the conservatory. heading upstairs is a pleasant landing, three good sized bedrooms and the house bathroom.

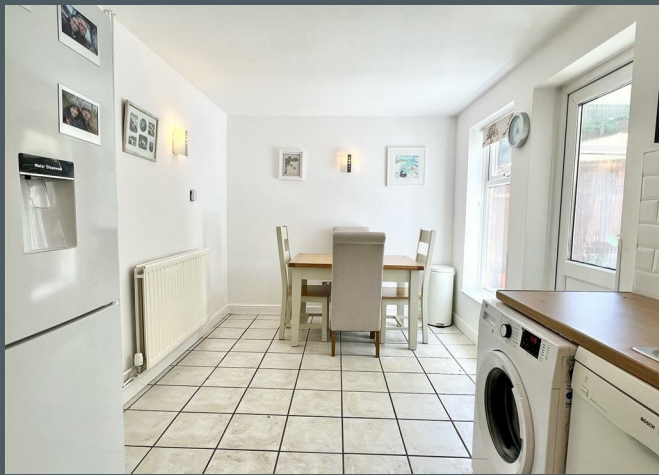
Externally the property offers ample off road parking with a side access gate to rear. At the rear of the property is a well maintained garden with a delightful seating area near to the property.

Located in the highly sought-after area of Blackford Close, this property offers not just a home, but a lifestyle. Close to amenities, schools, and transport links, this is an opportunity not to be missed. Don't let this gem slip through your fingers - come and experience the magic of this semi-detached house for yourself. AF 28/6/24 V1 EPC=C













### **Approach**

Via tarmac driveway with block paved surround providing parking for numerous vehicles, corner plot with small front lawn and stone flower bed, side access via footpath to rear gate to rear garden and access to garage.

### **Entrance porch**

Double glazed front door with double glazed window to side and front.

### **Entrance hall**

Ceiling spotlights, meter box, tiled flooring, internal access to garage.

### **Garage 7'6" x 18'8" (2.3 x 5.7)**

Up and over door, ceiling light and electrical sockets.

### **Lounge 10'9" x 15'1" (3.3 x 4.6)**

Wall mounted lighting, double glazed window to front, feature electric fireplace, central heating radiator, stairs to first floor accommodation and access into kitchen diner.





**Kitchen diner 8'6" x 18'8" (2.6 x 5.7)**

Two double glazed windows, door to garden, ceiling and wall lighting, wall and base units with wood effect work tops, tiled splashbacks, space for cooker, stainless steel splashback, extractor, space for washer and dryer, space for fridge freezer, stainless steel sink and drainer, tiled flooring.

**Conservatory 10'2" x 11'9" (3.1 x 3.6)**

Wall mounted lighting, wood effect laminate flooring, double glazed windows to surround, double glazed French doors to rear garden.

**First floor landing**

Ceiling light point, loft access hatch, airing cupboard and doors radiating to:

**Bedroom one 13'1" max 11'9" min x 9'10" (4.0 max 3.6 min x 3.0)**

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

**Bedroom two 9'2" min 10'5" max x 9'10" (2.8 min 3.2 max x 3.0)**

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

**Bedroom three 8'10" x 8'6" (2.7 x 2.6)**

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

**House bathroom**

Two double glazed frosted windows to rear spotlights, shower over bath, tiled walls, low level w.c., wash hand basin, storage cupboard and shelving space to side, tiled flooring, vertical central heating radiator.

**Rear garden**

Paved seating area, sleepers with gravelled flower beds, steps to lawn tiered area with further steps to a further paved area with space for shed.

### **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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