



14 Century Way
Halesowen,
West Midlands B63 2TQ
Offers Over £260,000

...doing things differently

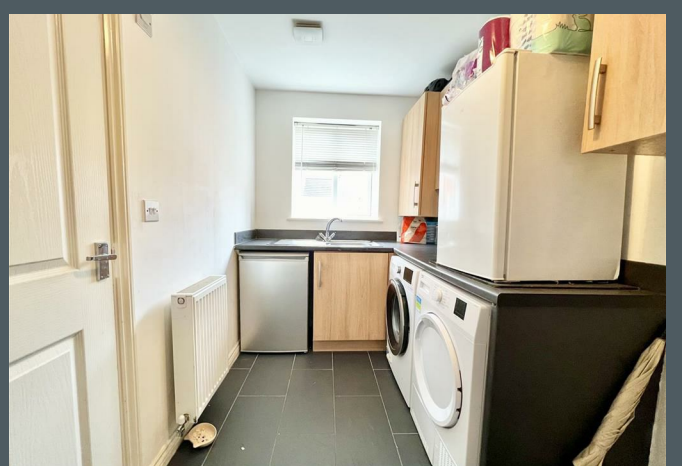
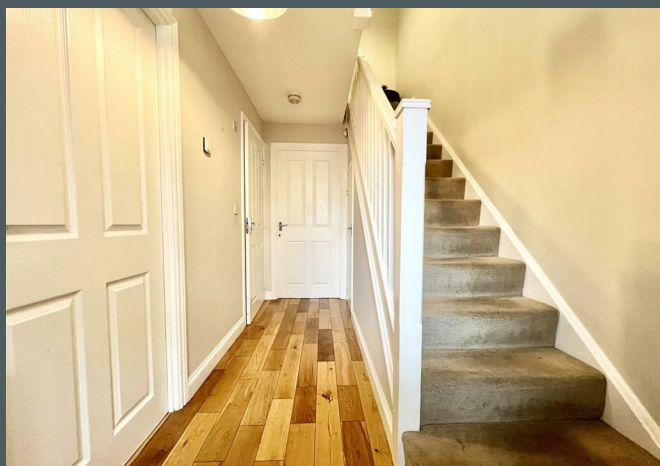


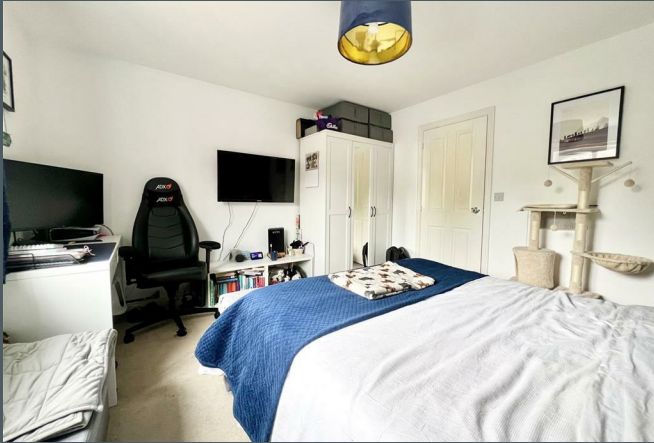
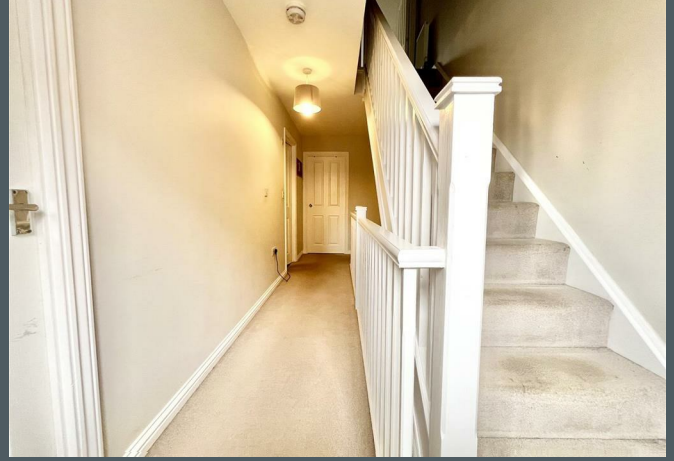
Offering great living space! This spacious and extended Town House is located in a highly popular area. Further benefitting from being well placed for good local schools, good access to transport links and near to an abundance of local shops and amenities.

The layout in brief comprises of entrance hallway with access to the ground floor w.c., utility room and a truly impressive and spacious extended kitchen/diner and lounge area. Heading up to the first floor is a good sized landing with stairs leading to top floor, two good sized bedrooms and the house bathroom. To the top floor is a second landing with access to an airing cupboard, the master bedroom with en-suite shower room and the fourth bedroom.

Externally the property offers off road parking in front of the garage store. Rear access is provided to the garden. The garden is low maintenance with paved seating area near to property. AF 12/8/24 V2 EPC=C







Approach

Via tarmac driveway leading to garage, paved footpath with stone chippings to one side and mature shrub border to the other side.

Open porch

Access to storage cupboard and entrance hall.

Entrance hall

Composite double glazed door, ceiling light, stairs to first floor accommodation, central heating radiator, hardwood flooring, under stairs storage, access to ground floor w.c., utility room and breakfast kitchen diner and lounge area.

Utility room 6'2" x 12'1" (1.9 x 3.7)

Double glazed window to front, ceiling light point, range of wall and base units with stone effect work top, stainless steel sink and drainer, space for washer, dryer and additional freezer, central heating radiator, tiled flooring.

Ground floor w.c.

Ceiling light, extractor, low level w.c., wash hand basin, tiled splashback, tiled flooring, central heating radiator.

Kitchen/diner 12'9" x 15'1" (3.9 x 4.6)

Two ceiling lights, range of wall and base units with work surface over, inset stainless steel sink, induction hob, extractor, built in microwave, built in electric oven, built in fridge, built in dishwasher, further storage, double glazed French doors to rear garden with double glazed windows to either side, hardwood flooring, central heating radiator and opens into lounge area.

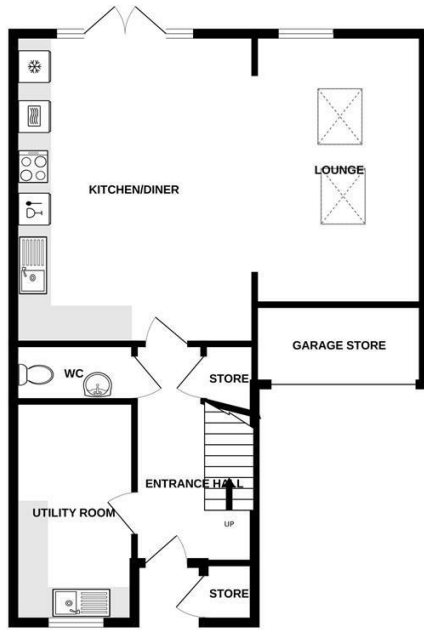




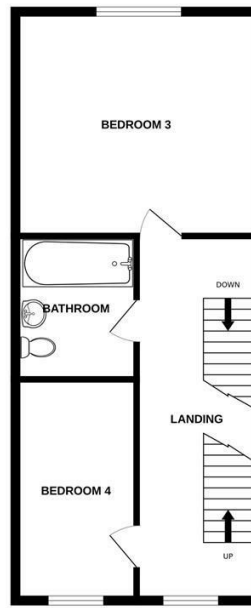




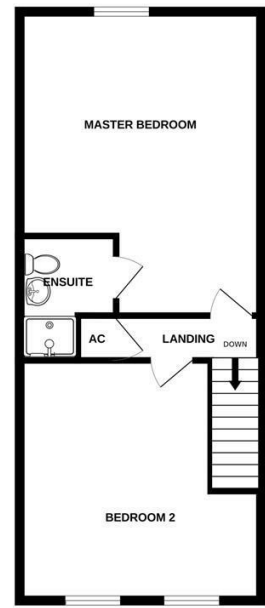
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Lounge area 7'10" x 13'5" (2.4 x 4.1)

Double glazed window to rear, double glazed velux, wall lighting, ceiling light point, central heating radiator, hardwood flooring.

Gallery landing

Ceiling light point, central heating radiator, double glazed window to front, stairs to second floor.

Bedroom three 11'9" x 12'9" (3.6 x 3.9)

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

Bedroom four 6'2" x 11'9" (1.9 x 3.6)

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

House bathroom

Shower over bath, tiled walls, wash hand basin, low level w.c., central heating towel radiator, vinyl tiled flooring.

Second floor landing

Loft access hatch, ceiling light point, airing cupboard, central heating radiator.

Bedroom one 12'9" x 15'1" (3.9 x 4.6)

Double glazed window to rear, ceiling light point, central heating radiator, access to en-suite shower room.

En-suite

Shower cubicle, tiled walls, ceiling light point, ceiling air vent, wash hand basin, tiled splashbacks, low level w.c., heated towel radiator, vinyl tiled flooring.

Bedroom two 12'9" x 12'1" (3.9 x 3.7)

Two double glazed windows to front, central heating radiator, ceiling light point and hanging rail space.

Rear garden

Paved seating area, gate to side access to front, tiered garden with sleepers leading to lawn with mature borders.

Garage 3'7" x 8'2" (1.1 x 2.5)

Up and over door and lighting.

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. There is an annual Service Charge payable of £140.00.

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.

18 Hagley Road, Halesowen, West Midlands, B63 4RG

info@lexallanandgrove.com

0121 550 5400

www.lexallanandgrove.com

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