



46 Huntlands Road  
Halesowen,  
West Midlands B63 4LZ  
*Offers Over £350,000*

*...doing things differently*



A truly uniquely styled property that has been thoughtfully modernised by the current owner. Huntlands Road is ideally placed to be within close proximity to the town centre of Halesowen, near to an abundance of local shops and amenities, and located near to very popular good local schools.

The layout in brief comprises on reception hallway with coat cupboard, a spacious lounge/diner with feature log burner, and a breakfast kitchen with side door leading out to rear garden. Heading upstairs is a good sized landing with loft access, three good sized double bedrooms and the well appointed house bathroom.

Externally the property offers ample off road parking over the tarmac driveway and access to both the single garage and side access gate to rear. At the rear of the property is good sized garden with gravelled seating area near to property and space for large shed towards the rear of the garden. AF 14/8/24 V2 EPC=C







### Approach

Via tarmac driveway with block paved edging, gravelled front flower bed, access to garage.

### Entrance hall

Timber front door with glazed inserts, ceiling light point, double glazed window to front, coat storage, central heating radiator and stairs to first floor accommodation.

### Lounge diner 14'5" x 17'4" (4.4 x 5.3)

Double glazed window to rear, sliding doors, ceiling light point, feature log burner fireplace, central heating radiator, access to kitchen.

### Breakfast kitchen 7'10" x 15'1" (2.4 x 4.6)

Two ceiling light points, double glazed windows to rear, single glazed timber door to side alley, range of wall and base units with solid wood work surfaces, ceramic sink and drainer, electric hob, extractor and electric oven, space for dining area, central heating radiator, wood effect laminate flooring.

### First floor landing

Double glazed obscured window to side, ceiling light point, pull down ladder to loft hatch.

### Bedroom one 14'5" into wardrobe x 12'5" (4.4 into wardrobe x 3.8)

Double glazed window to rear, ceiling light point, storage area, built in wardrobes, central heating radiator.











**Bedroom two 11'5" x 12'9" (3.5 x 3.9)**

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

**Bedroom three 7'10" x 12'1" (2.4 x 3.7)**

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

**Bathroom**

Double glazed obscured window to side, ceiling light point, shower over bath, feature tiled splashbacks, low level w.c., wash hand basin with splashbacks, central heating radiator.

**Rear garden**

Gravelled seating area, footpath meandering its way down the garden, lawn to either side, space for shed.

AFENTS NOTE: There is a tree at the bottom of the garden with a preservation order on it.

**Garage 7'10" min 11'1" max x 17'0" (2.4 min 3.4 max x 5.2)**

Up and over front door, double glazed window to side and has 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.

**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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