



12 Wrekin Close
Halesowen,
West Midlands B63 1JN

Offers In The Region Of £280,000

...doing things differently



Offered for sale with No Onward Chain. This well appointed family home offers great potential the next owners. Being located in a highly sought after area of Halesowen and benefitting from being near to great transport links, local shops and amenities, and in close proximity to popular local schools.

The layout in brief comprises of entrance porch, a front facing lounge area opening through to kitchen and dining area, located of the kitchen/ diner is the conservatory with French doors leading out to rear. The ground floor further benefits from a side store space. Heading upstairs is a pleasant landing, two good sized double bedrooms, a generous third bedroom, and the house bathroom with separate bath and shower.

Externally the property offers ample off road parking with garage and side access. At the rear is a low maintenance garden with paved seating areas, a good sized lawn, and space for shed. AF 30/8/24 V1 EPC-D







Approach

Block paved driveway to front providing off road parking for two vehicles, access to garage with up and over door, composite double glazed door into:

Entrance porch

Double glazed front door, double glazed insets and windows to side, ceiling light point, door to:

Lounge 10'9" x 14'9" (3.3 x 4.5)

Double glazed window to front, ceiling spotlights, central heating radiator, feature gas fireplace, wood effect flooring, opening up to kitchen and dining area.

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

Double glazed door to side, double glazed window to rear, storage under stairs, range of wall and base units with wood work surface over, sink and drainer, four ring burner with extractor, electric oven, space for fridge freezer, tiled splashback areas, space and plumbing for dishwasher, wood effect flooring, ceiling spotlights, decorative coving, central heating radiator.

Conservatory 9'2" x 9'6" (2.8 x 2.9)

Ceiling spotlights, double glazed windows to surround and double glazed French doors, wood effect laminate flooring, electric heated radiator.





Side store 2'11" x 13'1" (0.9 x 4.0)

Off the kitchen with double glazed doors to front and rear, wall mounted lighting.

First floor accommodation

Double glazed window to side, ceiling light point, loft access hatch, airing cupboard.

Bedroom one 12'1" into wardrobes x 9'10" (3.7 into wardrobes x 3.0)

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

Bedroom two 9'10" x 10'5" (3.0 x 3.2)

Double glazed window to rear, central heating radiator, ceiling light point, built in wardrobes and chest of drawers, wood effect laminate flooring.

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

Double glazed window to front, ceiling light point, central heating radiator, wood effect laminate flooring.

Bathroom

Two double glazed obscured windows one to rear and one to side, tiled walls, bath, separate shower with monsoon shower attachment, spotlights, extractor, low level w.c., wash hand basin, laminate tiled flooring.

Rear garden

Paved patio area, gravelled footpath leading to the rear, good sized lawn and additional paved area housing the shed at the rear.

Garage

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

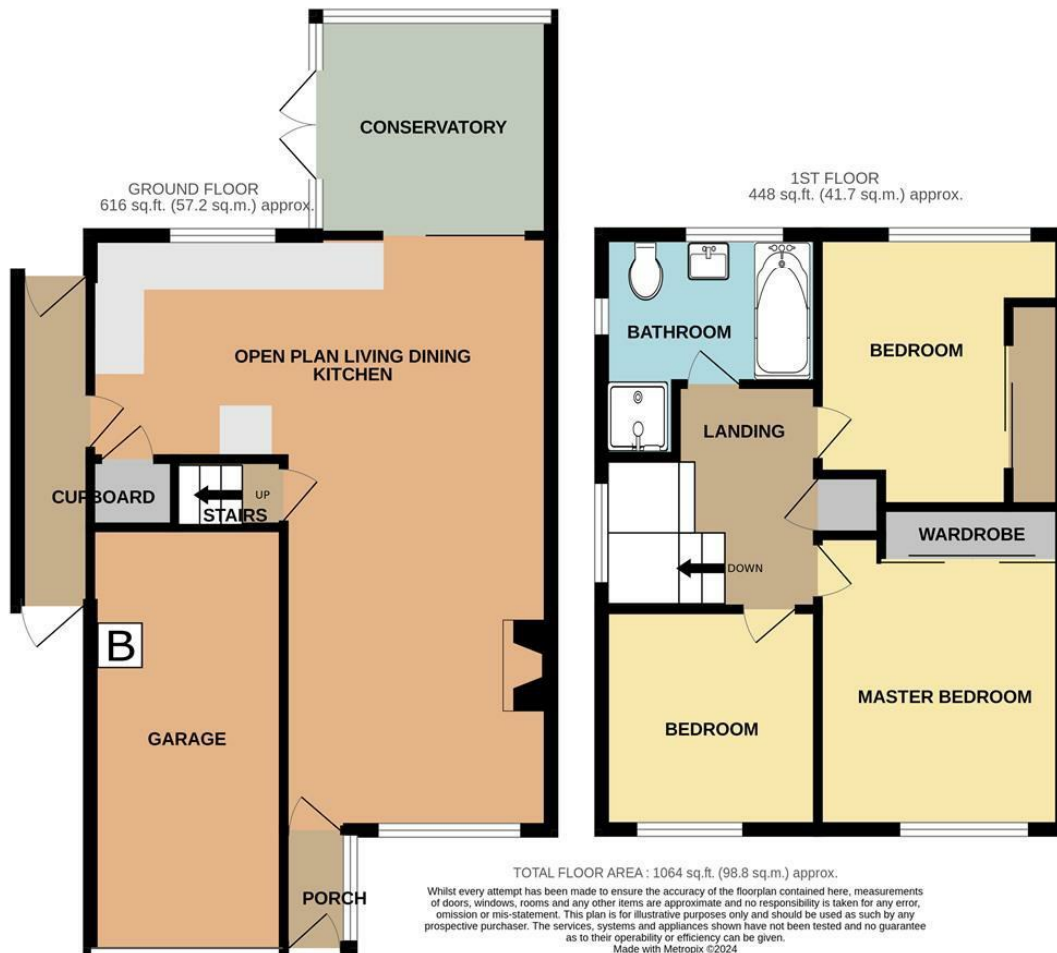
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide 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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