



71 Firth Park Crescent
Halesowen,
West Midlands B62 9PN

Offers In The Region Of £270,000

...doing things differently



"FANTASTIC FAMILY HOME ON FIRTH PARK OFFERING NO UPWARD CHAIN" Conveniently situated in Hurst Green area having an abundance of local amenities this property briefly comprises of integral garage, storm porch, welcoming entrance hall, lounge diner, fitted kitchen, useful side storage area, a pleasant landing, three spacious bedrooms, family bathroom, separate w.c. and lovely dunny south facing rear garden, with a sunny aspect. AF 2/10/24 V3 EPC=D







Approach

Via block paved driveway leading to side lean-to up and over garage door, double glazed French doors to:

Storm porch

With marble tiles to floor, further single glazed door leading to:

Welcoming reception hall

Central heating radiator, laminate flooring, stairs to first floor accommodation, door to:

Reception room one 12'1" max 8'10" min x 17'8" max 11'9" min (3.7 max 2.7 min x 5.4 max 3.6 min)

Double glazed sliding patio doors to rear garden, coving to ceiling, t.v. aerial point, door to useful storage cupboard beneath stairs, electric fire with complementary mantle and hearth.

Fitted kitchen 11'5" x 7'6" (3.5 x 2.3)

Double glazed window to rear elevation, range of cream wall and base units with complementary splashback tiling, pine effect roll edge work surface over, inset one and a half stainless steel sink and drainer, integrated electric oven with four ring gas hob over, central heating radiator, two large built in storage cupboards, further door radiating to:

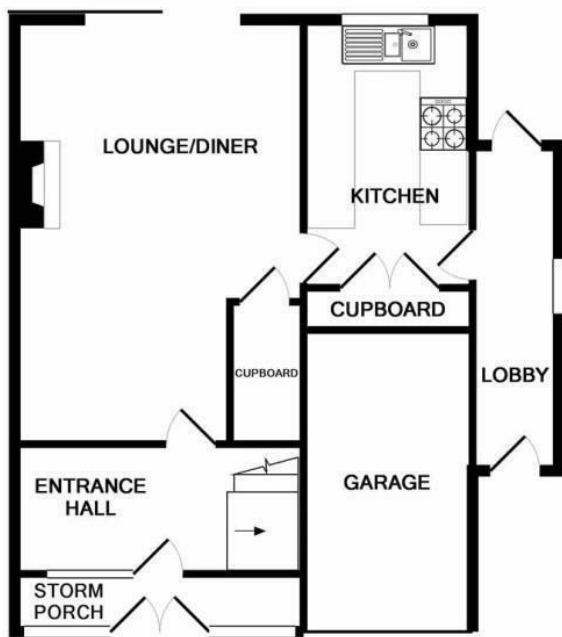
Side lean-to

With door to front driveway and rear garden, space for storage and electrics for white goods.

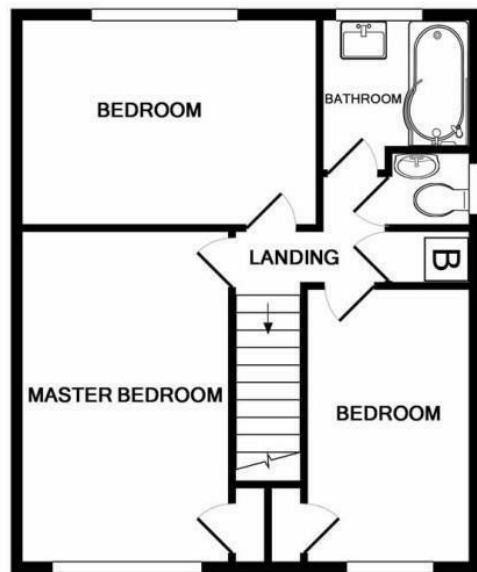
First floor landing

With hatch to loft space, door to airing cupboard and further doors radiating to:





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

First double bedroom 14'5" x 8'6" (4.4 x 2.6)

Double glazed window to front elevation, central heating radiator, door to useful storage cupboard over stairs.

Second double bedroom 12'9" x 8'10" (3.9 x 2.7)

Double glazed window to rear elevation, central heating radiator.

Third double bedroom 11'1" x 7'6" (3.4 x 2.3)

With double glazed window to front elevation, central heating radiator, door to storage cupboard over stairs.

Family bathroom

Obscured double glazed window to rear elevation, L shaped panelled bath with electric shower and side mixer taps, pedestal sink, stainless steel radiator towel rail, tiling to floor and part tiling to walls.

Separate w.c.

Obscured double glazed window to side elevation, stainless steel radiator towel rail, hand basin and low level flush w.c.

South facing rear garden

The garden is accessed via the side lean-to or alternatively the sliding patio door and comprises of newly laid large Kanga grey patio area leading to lawned area with established borders.

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.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

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

**LexAllan
Grove**

local knowledge exceptional service