



26 Norwood Avenue  
Cradley Heath,  
West Midlands B64 7NJ

*Offers In The Region Of £230,000*

*...doing things differently*



Fabulous three bedroom semi. This beautifully presented three bedroom property has off road parking for two vehicles, welcoming reception hall, beautifully presented lounge and fitted dining kitchen, rear garden, side lobby with useful storage and downstairs w.c., three bedrooms, refitted family bathroom. In easy reach of Haden Hill Park. Inspection recommended. AF 4/10/24 V2 EPC-C







### **Approach**

Via block paved driveway with pathway to side, door leading to:

### **Entrance hall**

Having stairs to first floor accommodation, double glazed window to side, central heating radiator, door leading to:

### **Lounge 12'9" x 12'1" (3.9 x 3.7)**

Double glazed bay window to front elevation, central heating radiator, t.v. point, gas fire with surround.

### **Kitchen diner 9'10" x 19'0" (3.0 x 5.8)**

Double glazed patio door to rear, central heating radiator, central heating boiler, one and a half bowl sink, drainer and mixer tap, range of fitted wall and base units with roll top work surfaces over, complementary brick effect tiling to walls, space for appliances, dining area.

### **Side lobby**

Having door to front and door to rear, door to w.c., plumbing for automatic washing machine and useful storage.

### **Landing**

Having double glazed window to side, doors radiating to:

### **Bedroom one 12'1" x 10'9" min 12'1" max (3.7 x 3.3 min 3.7 max)**

Double glazed window to front, central heating radiator.



**Bedroom two 9'10" min 12'1" max x 9'10" (3.0 min 3.7 max x 3.0)**

Double glazed window to rear, central heating radiator, storage cupboard with rail.

**Bedroom three 7'10" x 8'6" (2.4 x 2.6)**

Double glazed window to front, central heating radiator. AGENTS NOTE: Clients must take into account the restricted floor space due to the stair bulk head.

**Bathroom**

Double glazed obscured window to rear, bath with shower over, vanity sink, w.c., complementary tiling to walls and floor, heated towel rail, storage cupboard.

**Garden**

Having stone chipping patio area, tiered lawned garden, door to side lobby, brick built outside store.

**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 B

**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