



4 Abberley Close
Halesowen,
West Midlands B63 4LU

Offers In The Region Of £270,000

...doing things differently



A truly spacious terraced property ideal for a growing family. Located in a highly sought after area of Halesowen and benefitting from being well placed for access to good local schools, great transport links and near to an abundance of local shops and amenities.

The layout in brief comprises of entrance hall with store cupboard, well proportioned kitchen/diner with sliding doors leading out to rear, and the converted garage that is currently used as a reception room but offers flexible living as a bedrooms as the room features additional shower room. Heading upstairs to the first floor is the large lounge, dining room and the house bathroom. To the top floor is the generously sized main bedroom a second double bedroom, third bedroom and store room/dressing room.

Externally the property offers ample off road parking. At the rear of the property is a low maintenance garden with paved seating near to property. AG 5/11/24 V2 EPC=D







Approach

Via tarmac driveway offering parking for two vehicles, lawn area with mature shrubs, canopy porch area with store cupboard, double glazed front door with frosted glass inserts into:

Entrance hall

Ceiling light point, built in storage cupboard, tiled flooring, stairs to first floor accommodation, access to kitchen.

Kitchen 16'0" x 9'2" (4.9 x 2.8)

Double glazed sliding patio door to rear, double glazed window to rear, ceiling light points, range of wall and base units, stone effect work top, breakfast bar area, one and a half bowl sink and drainer, four ring gas burner, electric oven, extractor, space for fridge freezer, central heating boiler, space for dishwasher and washing machine, built in wine rack, central heating radiator, tiled flooring. Access to converted garage.

Reception room three 8'6" x 11'9" min 18'0" max (2.6 x 3.6 min 5.5 max)

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

Shower room

Ceiling light point, wall mounted extractor, shower cubicle, wash hand basin, low level w.c. (Sani flow unit), central heating towel radiator, vinyl tiled flooring.







First floor landing

Ceiling light point, built in storage, central heating radiator, wood effect laminate flooring.

Lounge 16'0" x 11'9" min 14'9" max into bay (4.9 x 3.6 min 4.5 max into bay)

Double glazed bay window to front, ceiling light points, decorative coving, feature electric fireplace, central heating radiator.

Dining room 9'6" x 9'10" (2.9 x 3.0)

Double glazed window to rear, ceiling light point, wall mounted lighting, decorative coving, wood effect laminate flooring, central heating radiator.

House bathroom

Double glazed obscured window to rear, ceiling light point, bath with shower attachment, half tiled walls, shower cubicle with tiled walls, decorative coving, low level w.c., wash hand basin, central heating radiator, tiled flooring.

Second floor landing

Ceiling light point, loft access hatch, wood effect laminate flooring.

Bedroom one 16'0" x 9'10" (4.9 x 3.0)

Two double glazed windows to rear, two ceiling light points, central heating radiator.

Bedroom two 8'6" x 11'9" (2.6 x 3.6)

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

Bedroom three 7'2" x 11'9" (2.2 x 3.6)

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

Store room/walk in wardrobe

Ceiling light point, wood effect laminate flooring, shelving units.

Rear garden

Paved patio area, lawned area with mature

borders, second paved area housing shed, second gravelled seating area to the rear of the garden.

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.

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

info@lexallanandgrove.com

0121 550 5400

www.lexallanandgrove.com

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