



23 High Leasowes
Halesowen,
West Midlands B63 4BN

Offers In The Region Of £350,000

...doing things differently



A truly well presented and spacious three bedroomed detached family home. Located near the heart of Halesowen. Benefitting from being well placed for good local schools, great transport links, and near to an abundance of local shops and amenities.

The layout in brief comprises entrance hall with ground floor w.c., front facing lounge and a spacious open plan kitchen and dining area with French doors leading out to rear garden. Heading upstairs is a pleasant gallery style landing with loft access hatch, a main bedroom with en-suite shower room, a generous second double bedroom, a third double bedroom, and the house bathroom.

Externally the property offers ample off road parking to front with side access gate to rear. At the rear of the property is a landscaped garden with paved seating area near to property, a lawned area, and decked steps leading down to a low maintenance majority gravelled garden with space for a shed and seating areas. AF 30/8/24 V1 EPC=B







Approach

Via block paved driveway with additional driveway to the side of the property, foot path leading to front door, up and down lighting to porch.

Entrance hall

Composite double glazed front door with double glazed obscured window to side, ceiling light point, stairs to first floor accommodation, under stairs store cupboard beneath, central heating radiator, tiled flooring, wireless heating system control and alarm panel, access to ground floor w.c.

Ground floor w.c.

Double glazed obscured window to side, fuse board, controls for solar panels, low level w.c., wash hand basin with cabinet beneath, half tiled wall, central heating radiator, tiled flooring.

Lounge 13'1" x 15'8" min 18'4" max into bay (4.0 x 4.8 min 5.6 max into bay)

Double glazed bay window to front, two ceiling light points, central heating radiator, electric fireplace, wooden doors to open plan dining kitchen area.











Kitchen dining area 21'3" x 10'5" (6.5 x 3.2)

Double glazed window to side, ceiling spotlights, hanging lights over breakfast bar area, range of wall and base units, quartz work surface, quartz splashbacks, five ring gas burner, induction hob, recessed stainless steel sink and drainer built in to quartz top, subway tiles to walls, double oven built in fridge freezer, built in dishwasher and washing machine, tiled flooring leading to dining area. Dining area has double glazed French doors to rear, double glazed windows to either side, central heating radiator, ceiling light, wooden doors to lounge.

First floor landing

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

Bedroom one 11'1" into wardrobes x 14'1" (3.4 into wardrobes x 4.3)

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

En-suite shower room

Double glazed obscured window to side, ceiling spotlight, ceiling mounted extractor, shower cubicle with tiled surround, low level w.c. and wash hand basin with drawer beneath, half tiled walls, central heating towel radiator, vinyl flooring.

Bedroom two 11'9" x 11'9" (3.6 x 3.6)

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

Bedroom three 8'2" x 11'9" (2.5 x 3.6)

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

House bathroom

Double glazed obscured window to front, ceiling spotlights, ceiling mounted extractor, shower over bath with tiled surround, half tiled walls, central heating towel radiator, wash hand basin, low level w.c., airing cupboard, vinyl flooring.





Rear garden

Block paved patio with seating area, small tiered and landscaped lawn area with mature shrubs, block paved section to front via side access gate, space for timber shed, decked steps leading down to second landscaped part of the garden which is very low maintenance being gravelled with shrub borders and decorative shrub central area, additional seating and also space over the large paved area at the rear to house a second shed,

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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