



48 Netherend Lane
Halesowen,
West Midlands B63 2PU
Asking Price £95,000

...doing things differently



Offered for sale with NO UPWARD CHAIN! A great opportunity to purchase a well proportioned apartment with a lease that is currently being extended by the current owner. This development is well placed for access to local shops and amenities and great transport links.

The layout in brief comprises entrance hall within communal area, an internal hallway with access to storage cupboard, a truly spacious lounge and diner, a breakfast kitchen, a good sized double bedroom, and the bathroom.

Externally the property offers rear communal gardens and garage en bloc. AF 25/9/24 V4







Being located on the second and top floor this is a quiet and peaceful apartment.

Approach

Via pathway through communal gardens, door to leading to:

Communal entrance hall

Loft hatch, ceiling light point, stairs to second floor landing giving access to:

Private entrance hall

Storage cupboard, cloaks cupboard, access to loft hatch with pull down ladder providing ample storage space and door to:

Lounge diner 10'9" x 15'1" (3.3 x 4.6)

Double glazed window to front, two ceiling light points, electric wall mounted heater and door to:

Kitchen 5'10" x 15'1" (1.8 x 4.6)

Double glazed window to front, two ceiling light points, one and a half bowl sink and drainer and mixer tap, range of wall and base units with stone effect work surface, electric hob, filter hood, space and plumbing for washing machine, ample storage, built in fridge freezer, wall mounted electric heater, wood effect laminate flooring.

Bedroom 9'6" x 13'5" max (2.9 x 4.1 max)

Double glazed window to rear, built in wardrobes, ceiling light point, electric wall mounted heater.

Bathroom

Bath with electric shower over, pedestal wash hand basin, low level w.c., obscured window to side, complementary tiling to walls. ceiling light point, wall mounted heater, wood effect vinyl herringbone flooring.

Communal gardens

Outside there are communal gardens.

Garage

There is a garage en block to the property.

Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. The length of lease is 99 years from 29th September 1973 with a ground rent of £20.00 rising to £100.00. The owner is currently paying £45.00 per annum ground rent. The owner is in the process of getting the lease extended. The service charge is approximately £900.00 paid every 6 months.

Council Tax Banding

Tax Band is A

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.

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