



14 Foxhollies Drive  
Halesowen,  
West Midlands B63 3XE  
*Offers In Excess Of £260,000*

*...doing things differently*



This three bedroom semi detached property OFFERS VACANT POSSESSION WITH NO UPWARD CHAIN and is situated in a popular location, within close proximity to local schooling and has off road parking with the potential to create a garage to the side or extension to the existing house subject to the usual planning permissions, porch, attractive lounge, kitchen with breakfast area, downstairs w.c., three bedrooms, shower room, electric wall panel heating, rear garden. THE PROPERTY WILL BE FREEHOLD ON COMPLETION. DAG 25/10/24 V2 EPC=F

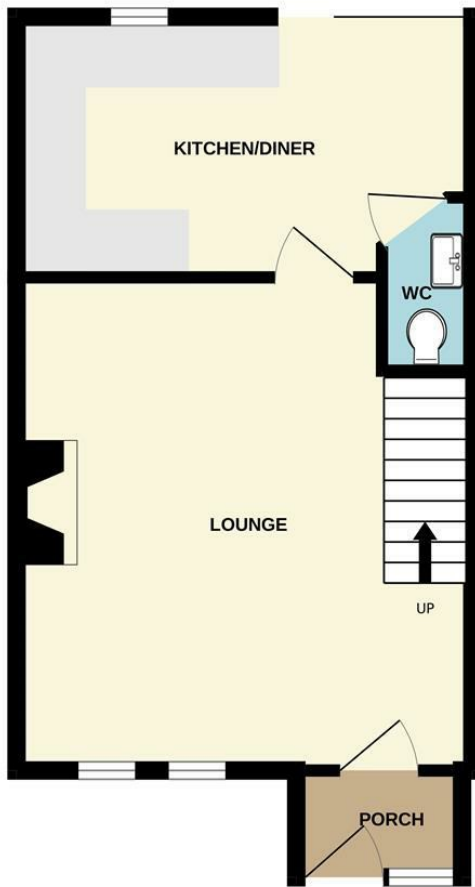


**Lex Allan Grove loves...**  
the position of the three  
bedroom family home

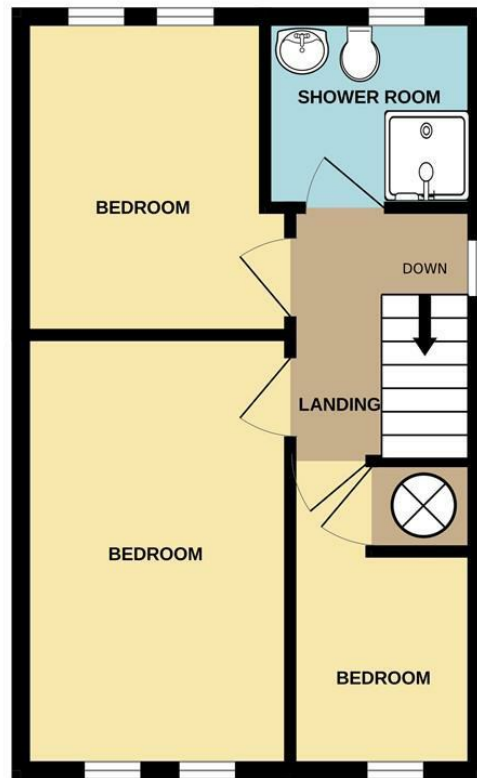




GROUND FLOOR  
362 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Approach

Via driveway, hardstanding to the side, stone chipping frontage and door leading to porch giving access into:

### Lounge 14'9" x 15'8" (4.5 x 4.8)

Two double glazed windows to front, t.v. point, marble fire surround, coving to ceiling, stairs to first floor accommodation, wall mounted electric panel heater.

### Kitchen 8'2" x 14'5" (2.5 x 4.4)

Double glazed window to rear, patio door to rear, range of wall and base units with roll top work surfaces over, sink with drainer, plumbing for washing machine, electric cooker point, breakfast area, wall mounted electric heater, door to w.c.

### Ground floor w.c.

Having w.c. and wash hand basin.

### First floor landing

Having obscured window to side, doors radiating to:

### Bedroom one 14'1" x 8'2" (4.3 x 2.5)

Two double glazed windows to front, wall mounted electric heater.

### Bedroom two 9'10" max 8'2" min x 10'2" (3.0 max 2.5 min x 3.1 )

Two double glazed windows to rear, wall mounted electric heater.

### Bedroom three 5'10" x 6'10" min 9'6" max (1.8 x 2.1 min 2.9 max)

Double glazed window to front, wall mounted electric heater, cupboard housing water tank.

### Shower room

Double glazed obscured window to rear, w.c., pedestal wash hand basin, shower cubicle with electric shower.

### Garden

Patio area, mature planted borders, lawn area beyond, timber shed and further hardstanding to the side of 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 lease is 99 years from 25th March 1990. Service charges are to be confirmed. The property will be FREEHOLD UPON COMPLETION.

### 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.

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local knowledge exceptional service