



41 Meadowbrook Road
Halesowen,
West Midlands B63 1AG

Offers Over £350,000

...doing things differently



A fantastic opportunity to acquire an extended three bedroom semi detached Mucklow style home being situated on this popular road within Halesowen being close to the town centre. The property comprises of having enclosed porch, entrance hall, dining room, lounge, utility, downstairs w.c., breakfast/kitchen, three good sized bedrooms and family bathroom. To the outside the property further offers ample off road parking, shared side access to rear and a well maintained rear garden, perfect for entertaining. Do not miss this opportunity and give the office a call to book your viewing. JE V1 18/09/2024 EPC=D







Approach

Via block paved driveway, access to garage/storage room, double glazed sliding door giving access to:

Enclosed porch

Composite front door, double glazed inserts access into:

Entrance hall

Central heating radiator, stairs to first floor accommodation, door to utility area, oak effect flooring.

Dining room 12'1" min 12'9" into bay x 11'5" (3.7 min 3.9 into bay x 3.5)

Double glazed bay window to front, central heating radiator, double opening doors to lounge.

Lounge 19'0" x 11'5" max 10'2" min (5.8 x 3.5 max 3.1 min)

Central heating radiator, double glazed sliding patio door to rear, fireplace, stone hearth, t.v point, double glazed doors to dining room.

Utility 10'5" max 6'6" min x 7'2" max 1'11" min (3.2 max 2.0 min x 2.2 max 0.6 min)

Housing central heating boiler, base unit, plumbing for washing machine, space for dryer and fridge, understairs storage space, shelved storage space, door to w.c.









**Downstairs w.c.**

Double glazed obscured window to side, central heating radiator, low level flush w.c., wash hand basin with mixer tap.

Breakfast kitchen 15'5" x 12'9" max 10'2" min (4.7 x 3.9 max 3.1 min)

Double glazed window to rear, double glazed panelled door to rear, central heating radiator, spotlights to ceiling, range of matching wall and base units, complementary work surfaces over, one and a half bowl sink, drainer and mixer tap, space for seven ring gas oven and grill, stainless steel extractor hood, integrated dishwasher, further work surface for breakfast area.

First floor landing

Access to loft space.

Bedroom one 13'5" max into bay 10'9" min x 11'5" max (4.1 max into bay 3.3 min x 3.5 max)

Double glazed bay window to front, central heating radiator, fitted wardrobes.

Bedroom two 10'9" x 11'1" max 11'1" min (3.3 x 3.4 max 3.38 min)

Double glazed window to rear, central heating radiator.

Bedroom three 7'10" x 7'10" (2.4 x 2.4)

Double glazed window to front, central heating radiator.

Bathroom

Double glazed obscured window to rear, stainless steel towel radiator, panelled bath with mixer tap over, wash hand basin with mixer tap, shower cubicle with sliding doors, tiled walls.

Rear garden

Slabbed patio area, fence panel boundaries, steps down to side, gate to shared access to front, slabbed pathway to rear, lawn, various shrubs, vegetable garden with borders, greenhouse, newly installed garden shed on concrete base, steps leading to patio area. Garden is south facing.







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 D

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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