



15 Carters Lane
Halesowen,
West Midlands B62 0DA
Offers In The Region Of £699,000

...doing things differently



This family home has five bedrooms and offers move in ready accommodation in a highly sought after location near to various commuter links and amenities. The property itself offers parking to front on a good sized driveway, large and welcoming entrance hallway, lounge, kitchen diner complete with full range of fitted appliances, laundry and office, ground floor shower room, five double bedrooms bathroom suite and an attractive rear garden making this property a must view. AF 24/9/24 V1 epc=c







Approach

Via large block paved driveway providing parking for ample vehicles with side access to rear, up and over garage door, generous sized front garden with mature shrub borders.

Entrance porch

With twin double glazed front doors with double glazed units to either side with space for two ceiling spotlights.

Entrance hall

Double glazed front door, ceiling spotlights, decorative picture rail with wood panelling and under stairs store cupboard with further additional smart storage.

Reception room 11'9" cx 10'9" (3.6 cx 3.3)

Large double glazed window to front, ceiling light point, wood effect laminate flooring, central heating radiator, media centre with storage surround, smart lighting built into media surround.

Lounge 13'1" min 18'0" max x 15'8" max 11'9" min (4.0 min 5.5 max x 4.8 max 3.6 min)

Double glazed window to front, two double glazed units to side, ceiling lights, central heating radiator and feature fireplace.

Kitchen area 15'1" x 19'8" (4.6 x 6.0)

With ceiling spotlights, bifolding double glazed units opening out to rear garden, central heating radiator, range of wall and base units, additional wall storage and space for American style fridge freezer, centre island housing five ring gas burner, inset sink with drainer, granite work surfaces and tiled flooring.











Dining area 15'5" x 9'2" (4.7 x 2.8)

Two hanging ceiling lights, double glazed patio door to rear garden side double glazed window, central heating radiator, further tiled flooring.

Laundry room 8'2" x 9'6" (2.5 x 2.9)

Off the kitchen is the laundry room with door to rear, double glazed rear window, ceiling spotlights, base units, space for washer and dryer and one and a half bowl sink and drainer.

Ground floor shower room

Ceiling light points, extractor, shower cubicle with tiled surround, part tiled walls, low level w.c., wash hand basin, heated towel rail and tiled flooring.

Office 8'6" x 7'6" (2.6 x 2.3)

Located off the back of the garage, ceiling spotlights and laminate wood effect flooring, internal access door.

Garage store space 7'10" x 7'10" (2.4 x 2.4)

Lighting and up and over garage door.

Gallery landing

Double glazed feature window curving around the corner of the property, ceiling spotlights with chandelier, central heating radiator, wooden panelling with picture rail and loft access.

Bedroom one 8'6" x 19'4" (2.6 x 5.9)

Double glazed window to rear, two ceiling light points, central heating radiator and space to add in built in storage.

En-suite shower room

Extractor, shower cubicle with tiled walls, low level w.c., wash hand basin and cabinet, tiled flooring.

Bedroom two 11'9" x 10'9" (3.6 x 3.3)

Double glazed window, ceiling light with fan, central heating radiator.

Bedroom three 9'2" x 12'1" (2.8 x 3.7)

Double glazed window to side, ceiling light and fan, built in storage cupboard, central heating radiator.

Bedroom four 11'9" x 10'9" (3.6 x 3.3)

Double glazed window to front, large double glazed window to side, ceiling light point, wood effect laminate flooring. This room is currently used as the vendors work space.

Bedroom five 6'10" x 11'9" (2.1 x 3.6)

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











TOTAL FLOOR AREA : 2380 sq.ft. (221.1 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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House bathroom

Double glazed window to rear, ceiling spotlights, extractor, picture rail, half height wood panelling, free standing claw foot bath with shower attachment, shower cubicle with tiled surround, low level w.c., pedestal wash hand basin, heated towel radiator, built in large cupboards to side of shower cubicle.

Rear garden bar 13'1" x 12'5" (4.0 x 3.8)

Fully insulated with power, ceiling light points, double glazed timber framed window to side and front and twin doors opening out on to composite decking in rear garden.

Rear garden

Step leading to back of laundry, raised bed, barbecue area flowing through to large side garden with footpath to side gate, raised flower bed, part brick wall with additional side gate.

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 F

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.

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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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