



21 Chadbury Road
Halesowen,

West Midlands B63 3HB

Offers In The Region Of £230,000

...doing things differently



OFFERED FOR SALE WITH NO ONWARD CHAIN!!!

A well proportioned three bed semi detached property that has been in the family since new. Finding itself in a highly sought after location, and near to an abundance of local shops and amenities, great transport links, and good local schools.

The layout in brief comprises of entrance porch, reception hall, good sized lounge, dining area and kitchen located to the rear of the property. Heading upstairs is a large landing with loft access, three good sized bedrooms and the house bathroom. Externally the property offers ample off road parking and garage access. At the rear of the property is a mature garden with seating area near to property.

This property is being sold under the basis it will be freehold upon completion. AF 31/10/24
V3 EPC=D







Approach

Via paved driveway leading to garage, external lighting, front garden with borders, access to porch.

Porch

Double glazed sliding door leading to timber framed door to entrance hall.

Entrance hall

Having ceiling light point, central heating radiator, good sized double storage, steps leading to first floor with potential for under stair storage.

Lounge 12'1" x 16'0" (3.7 x 4.9)

Double glazed window to rear, ceiling light and ceiling rose, decorative coving, feature gas fireplace, central heating radiator and opening to dining area.

Dining area 7'10" x 6'10" (2.4 x 2.1)

Double glazed window to side, ceiling light point, central heating radiator, decorative coving, folding door to kitchen.





Kitchen 7'10" x 8'10" (2.4 x 2.7)

Double glazed window to rear, double glazed door to side, range of wall and base units with stone effect work top, stainless steel sink and drainer, space for cooker, space for fridge freezer, space for washer or dishwasher, tiled splashback areas.

First floor landing

Double glazed window to side, ceiling light point, loft access hatch, central heating radiator, airing cupboard housing water tank.

Bedroom one 12'1" x 12'9" (3.7 x 3.9)

Double glazed window to rear, ceiling light and ceiling rose, decorative coving to ceiling, built in wardrobes and storage cupboards, central heating radiator.

Bedroom two 8'10" x 11'5" (2.7 x 3.5)

Double glazed window to front, ceiling light

point, ceiling rose, decorative coving, central heating radiator.

Bedroom three 7'10" x 12'9" (2.4 x 3.9)

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

Bathroom/wetroom

Double glazed window to side, ceiling light point, wet room shower area, low level w.c., wash hand basin, central heating radiator with towel rail above, majority tiled walls.

Garage 11'1" max 7'10" min x 15'8" (3.4 max 2.4 min x 4.8)

Having up and over door, housing central heating boiler and ceiling light point.

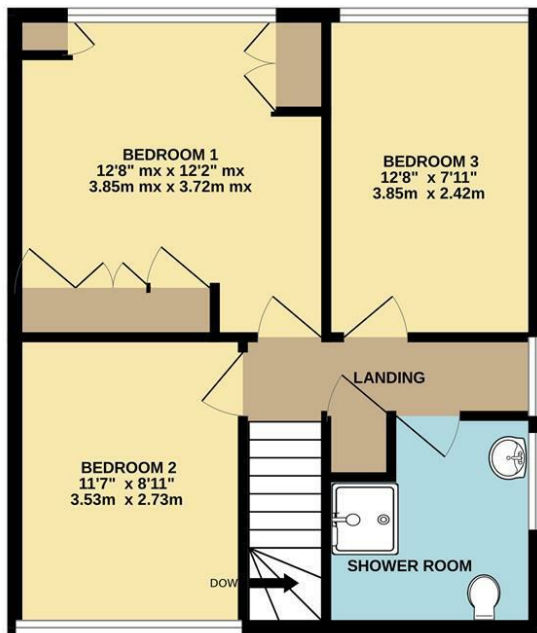
Garden

Paved patio area, steps and rail leading to lawned area with raised borders with mature plants and flowers.

GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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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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.

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. We are advised that the lease is from 24th June 1967 and is a 99 year lease.

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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