



29 Kelwood Drive
Halesowen,
West Midlands B63 3SB

Offers In The Region Of £335,000

...doing things differently

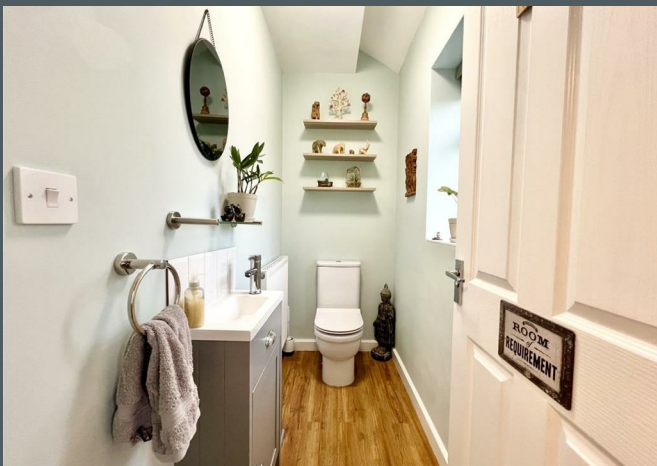


A truly well presented four bed semi detached property offers great living space for a family that loves to entertain. Kelwood Drive is ideally placed for families due to being in close proximity to popular schools, offering great transport links and further benefitting from being near to an abundance of local shops and amenities.

The layout in brief comprises of entrance hall way with ground floor w.c., access to coat cupboard and utility room, a front facing lounge with bow window, an open plan breakfast kitchen/diner which runs across the rear of the property and features French doors leading out to rear garden. Heading upstairs is a good sized landing with lift access hatch and airing cupboard, a main bedroom with en-suite shower room, two further good sized double bedrooms, a fourth bedroom and the house bathroom.

Externally the property offers ample off road parking to front for up to four vehicles and a side access gate to rear. At the rear of the property is a well maintained and landscaped garden with paved seating area near to property a further gravelled seating at the base of the garden and impressive brick based greenhouse. 24/9/24 V1 AF EPC=C







Approach

Via block paved driveway offering parking for numerous vehicles, raised garden behind brick wall and mature borders, side gate leading to rear garden. External wall lighting, composite double glazed front door giving access to:

Entrance hallway

Ceiling light point, stairs to first floor accommodation, central heating radiator, access to cloaks cupboard and ground floor w.c., karndeian wood effect flooring.

Ground floor w.c.

Double glazed obscured window to front, ceiling light point, extractor, low level w.c., wash hand basin, tiled splashback, central heating radiator, wood effect karndeian flooring.

Utility room 6'6" x 7'2" (2.0 x 2.2)

Wood effect vinyl flooring, ceiling light point, wall and base units, stone effect work top, stainless steel sink and drainer and tiled splashback, built in storage shelves.

Lounge 14'5" x 10'9" into bay (4.4 x 3.3 into bay)

Double glazed bow window with wooden shutters, ceiling light point, decorative coving, central heating radiator, recessed storage shelving unit, wood effect laminate flooring.











Dining area 11'9" x 8'6" min 12'1" max (3.6 x 2.6 min 3.7 max)

Central mounted ceiling light, French double glazed doors to rear with double glazed windows to either side, wooden shutters, wood effect karndean flooring, central heating radiator.

Kitchen 14'5" x 8'10" min 11'9" max (4.4 x 2.7 min 3.6 max)

Two double glazed windows to rear, two ceiling light points, Shaker style kitchen with wall and base units, quartz work top, splashbacks and window sills, recessed one and a half bowl sink with quartz drainer built in to work top, space for Range Master cooker and extractor, fridge and freezer, pantry with shelving area.

First floor landing

Ceiling light points, pull down loft access hatch with ladder.

Bedroom one 8'6" x 11'9" (2.6 x 3.6)

Double glazed window to rear with shutters, ceiling light point, central heating radiator, Shaker design built in wardrobes, access to en-suite shower room.

En-suite shower room

Ceiling light point, extractor, shower cubicle with two attachments, tiled cubicle, wash hand basin with cupboard beneath and splashbacks, low level w.c., central heating towel radiator, shelving unit and vinyl tiled flooring.

Bedroom two 11'5" x 7'10" (3.5 x 2.4)

Double glazed window to front with wooden shutters, ceiling light point, built in storage cupboard, central heating radiator.

Bedroom three 11'9" x 7'10" (3.6 x 2.4)

Double glazed window to front with wooden shutters, ceiling light point, built in storage cupboard, central heating radiator.

Bedroom four

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

House bathroom

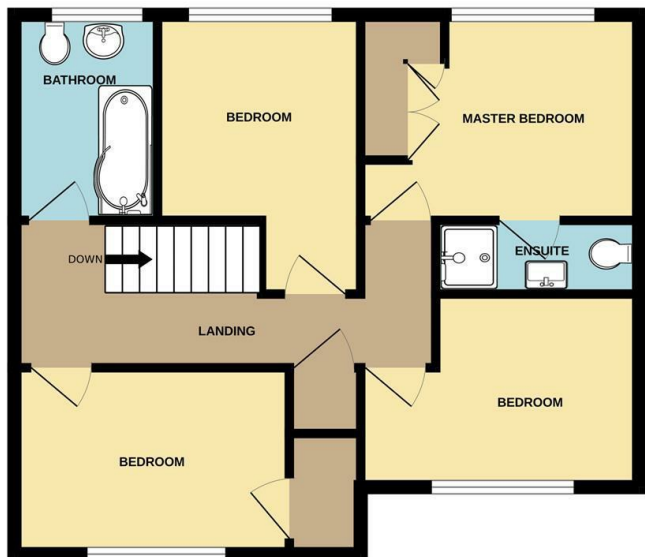
Double glazed obscured window to rear, ceiling light point, extractor, P shaped bath with shower over having twin attachment, recessed storage shelving, tiled walls, vanity unit incorporating low level w.c., wash hand basin and storage, central heating radiator with towel rail above, vinyl tiled flooring.



GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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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Rear garden

Paved patio area, gravel footpath to side access gate, raised beds, mature borders, lawned area with gravelled border to side, two archways leading through to a further lawned area, block paved footpath leading to greenhouse and further seating area to the rear.

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 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.



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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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