



50 Ladysmith Road  
Halesowen,  
West Midlands B63 2BS

*Offers In The Region Of £235,000*

*...doing things differently*

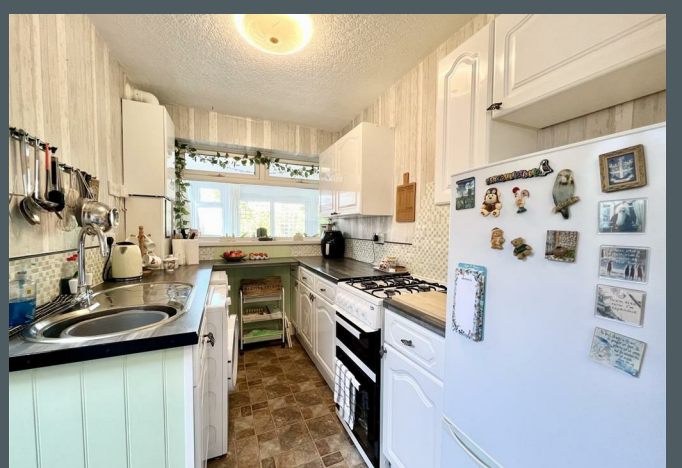


A truly well appointed and spacious three bedroom semi detached family home, offering great potential for a family coming in to add their own touches. Ladysmith Road is well placed for access to great transport links, local shops and amenities, and near to popular local schooling.

The layout in brief comprises of entrance porch, hallway, a spacious lounge and diner with sliding doors that lead out to the conservatory, and a modern style kitchen. Heading upstairs is a good sized landing, a spacious main bedroom, a second well proportioned double bedroom, a third bedroom, and the house bathroom that benefits from separate bath and shower cubical.

Externally the property offers ample off road parking with garage access and a side access gate to rear. At the rear of the property is a landscaped and well maintained garden with multiple paved seating areas with mature borders. AF 18/11/24 V2 EPC=D







### Approach

Via tarmac driveway with mature flower border to side, access to garage, side access gate to rear garden and external lighting.

### Entrance porch

Timber framed door to porch with double glazed window to front, ceiling and wall lighting, tiled flooring, alarm system, timber framed door to entrance hall.

### Entrance hall

Ceiling light, decorative coving, central heating radiator, wood effect laminate flooring, stairs to first floor accommodation.

### Lounge diner 18'0" max 10'9" min x 18'0" (5.5 max 3.3 min x 5.5)

Ceiling light point, wall lighting, decorative coving, feature gas fire place with marble hearth, central heating radiator, wood effect laminate floor, sliding doors to conservatory.

### Dining area

Ceiling light point, double glazed window to side, decorative coving, wood effect laminate flooring, sliding timber door to kitchen.

### Kitchen 6'6" x 9'6" (2.0 x 2.9)

Double glazed window to rear, ceiling light point, range of wall and base units with wood effect work surface over, space cooker, stainless steel sink and drainer, space for washing machine and dishwasher, space for fridge freezer, vinyl flooring, single glazed timber door with stained glass inserts.











**Conservatory**

Two sets of sliding double glazed doors, double glazed windows, solid roof, central heating radiator, ceiling light with fan, wood effect laminate flooring.

**First floor landing**

Wall and ceiling lighting, loft access hatch, decorative coving.

**Bedroom one 11'9" x 11'9" (3.6 x 3.6)**

Double glazed window to rear, ceiling light with fan, decorative coving, built in wardrobes, central heating radiator.

**Bedroom two 8'6" x 12'1" (2.6 x 3.7)**

Double glazed window to front, ceiling light with fan, decorative coving, built in wardrobes, central heating radiator, wood effect laminate flooring.

**Bedroom three 5'10" x 8'10" (1.8 x 2.7)**

Double glazed window to front, ceiling light with fan, central heating radiator, storage cupboard over stairs, wood effect laminate flooring.

**House bathroom**

Double glazed obscured window to rear, shower over bath,

wash hand basin, low level w.c., separate shower cubicle, tiled walls, central heating radiator with towel rail above, vinyl tile flooring.

**Rear garden**

Paved patio area with paved steps leading to rear of garden, small lawned area with mature hedging, decorative centre section, gravelled seating area to the rear, additional paving giving space for shed, side access to front.

**Garage 8'2" x 16'0" (2.5 x 4.9)**

Up and over metal door to front.

**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 B

**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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