



11 Highfield Crescent  
Halesowen,  
West Midlands B63 2BD  
*Asking Price £190,000*

*...doing things differently*



Ideal for young families and first time buyers. Highfield Crescent offers great potential for the next owners to add their own personal touches to a blank canvass. This well pretended three bed terraced property is well placed for access to good transport links, popular local schooling, and near to an abundance of local shops and amenities.

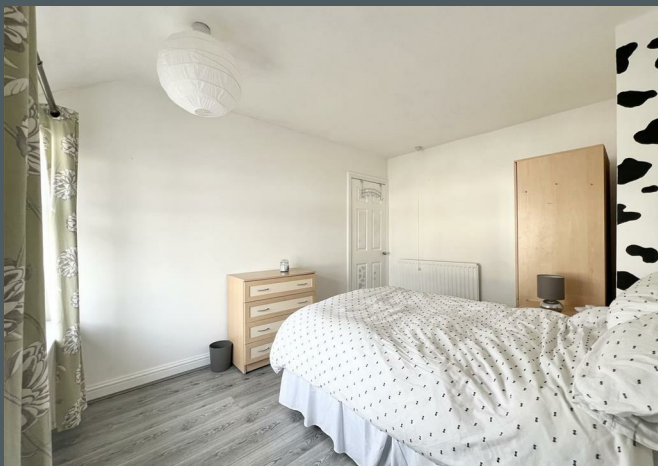
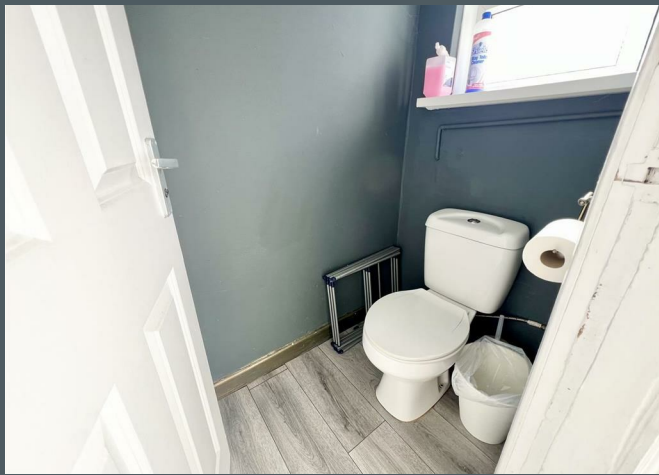
The layout in brief comprises of entrance hall, a front facing lounge, a rear facing kitchen/ diner, a pantry, and ground floor w.c. Heading upstairs are two good sized double bedrooms, a generous third bedroom and the house bathroom.

Externally the property offers access around to the rear of the garden. At the rear of the property is a low maintenance garden with decked seating near to property and further seating areas running down the garden. AF 9/10/24 V1 EPC=C

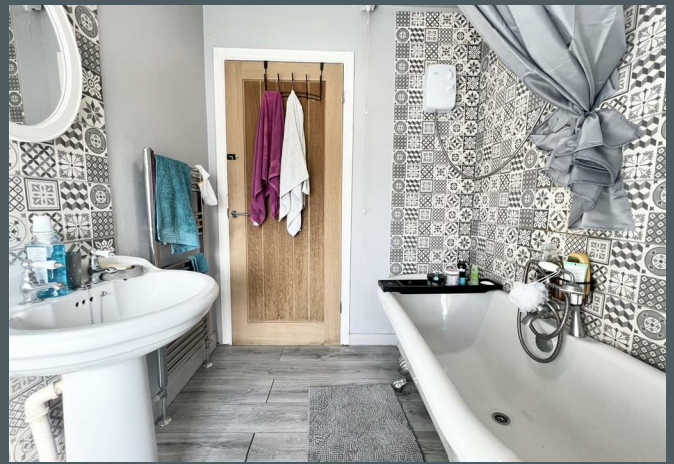












### **Approach**

Via gravelled driveway, paved foot path leading to composite front door with double glazed inserts.

### **Entrance hall**

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

### **Lounge 13'9" x 12'1" (4.2 x 3.7)**

Double glazed bow window, central heating radiator, ceiling light point, wood effect laminate flooring, space for electric fireplace.

### **Kitchen diner 10'5" x 11'1" (3.2 x 3.4)**

Double glazed window to rear, range of wall and base units with work top, tiled splashbacks, stainless steel sink and drainer, four ring gas burner, extractor, electric oven, space for washing machine, central heating boiler, built in dishwasher, additional storage and work top, pantry with lighting and electric fuse board, wood effect laminate flooring, central heating radiator.

### **Inner hallway**

Ceiling light point, central heating radiator, wood effect laminate flooring.

### **Ground floor w.c.**

Double glazed obscured window to rear, ceiling light point, w.c., wood effect laminate flooring.

### **First floor landing**

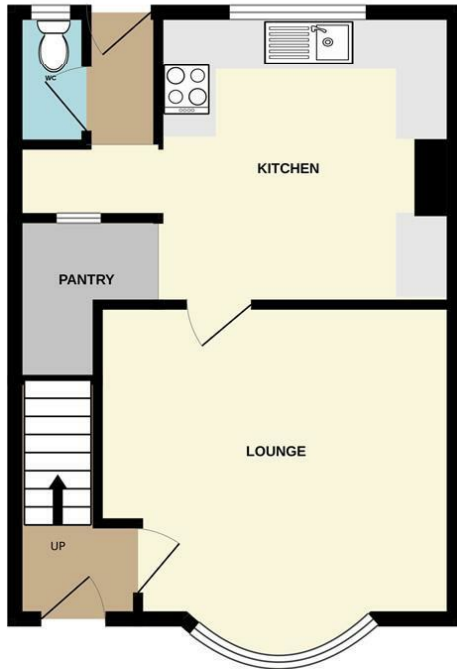
Ceiling light point, loft access hatch.



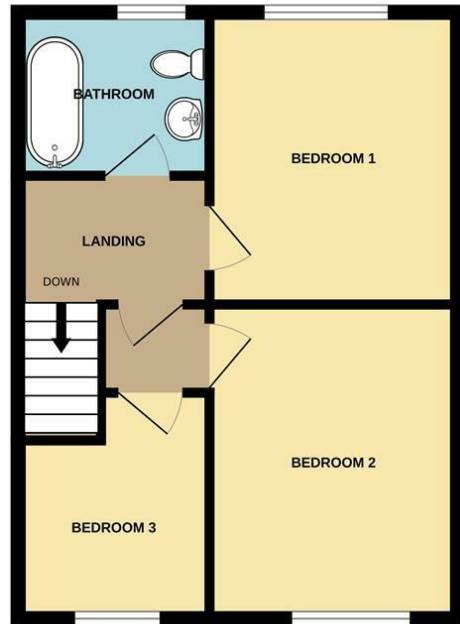




GROUND FLOOR



1ST FLOOR



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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### **Bedroom one 10'5" x 11'1" (3.2 x 3.4)**

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

### **Bedroom two 9'6" x 12'1" (2.9 x 3.7)**

Double glazed window to front, central heating radiator, ceiling light point, wood effect laminate flooring.

### **Bedroom three 7'6" max 4'3" min x 8'10" max 4'11" min (2.3 max 1.3 min x 2.7 max 1.5 min)**

Double glazed window to front, ceiling light point, central heating radiator, wood effect laminate flooring.

### **Bathroom**

Double glazed window to rear, ceiling light point, free standing roll top bath with shower over, pedestal wash hand basin, low level w.c., tiled splashbacks, tiled flooring, central heating towel radiator.

### **Rear garden**

Decked seating area and steps to lawn area, further decked area to rear housing shed, mix of gravel and slab seating area with built in decked seating bench. Access to front via neighbouring property.

### **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 A

### **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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