



14 Burfield Road
Halesowen,
West Midlands B63 2XA
Offers Over £270,000

...doing things differently



Superbly presented three bedroom link detached property comprising of block paved driveway, porch, welcoming reception hall, attractive lounge, door leading to kitchen diner with fantastic fitted kitchen with Bosch appliances, conservatory, low maintenance rear garden, three bedrooms all with fitted wardrobes, family bathroom. Internal inspection highly recommended. DAG 11/10/24 V12 EPC D







Location

Conveniently located between Halesowen and Stourbridge and is within approximately 1 mile of Cradley Heath train station which gives easy access to Birmingham Worcester and beyond. The local number 9 bus stop is a two minutes walk which also provides access to both Stourbridge and Birmingham.

Approach

Via block paved driveway with door leading to:

Entrance hall

Having central heating radiator, stairs to first floor accommodation, door leading to:

Lounge 11'1" x 15'1" (3.4 x 4.6)

Double glazed bow window to front elevation, t.v. point, electric fire with surround, under stairs storage cupboard, door leading to:

Kitchen diner 14'5" x 8'6" (4.4 x 2.6)

Double glazed window and patio door to rear, sink with drainer and mixer tap, Bosch induction hob with filter hood above, induction Bosch oven, integrated fridge freezer, range of high gloss cream wall and base units with wooden work surfaces over, complementary brick effect tiling to splashback areas, cupboard housing central heating boiler.

Dining area

With further base units and work surfaces providing extra storage.





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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Conservatory 9'2" x 8'2" (2.8 x 2.5)

Leading from double glazed patio door, double glazed windows to rear garden and French doors.

First floor landing

Double glazed window to side, airing cupboard with hanging space, central heating radiator, power for convection tumble dryer.

Bedroom one 12'9" x 13'9" into wardrobe 8'2" min (3.9 x 4.2 into wardrobe 2.5 min)

Double glazed window to front, wall mounted t.v. point.

Bedroom two 8'2" x 7'10" min 85'3" max (2.5 x 2.4 min 26. max)

Double glazed window to rear, central heating radiator, fitted wardrobes.

Bedroom three 5'10" x 6'10" min 9'2" max (1.8 x 2.1 min 2.8 max)

Double glazed window to rear, central heating radiator, fitted wardrobes over bulk head.

Family bathroom

Double glazed obscured window to rear, bath with shower over, pedestal wash hand basin, complementary tiling to walls, central heating radiator.

Garden

Having patio area, shaped lawn and borders, pergola with further patio area, personal door leading into garage.

Garage

Having electric roller door.

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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