



13 Victoria Street  
Halesowen,  
West Midlands B63 3TY

*Offers In The Region Of £185,000*

*...doing things differently*

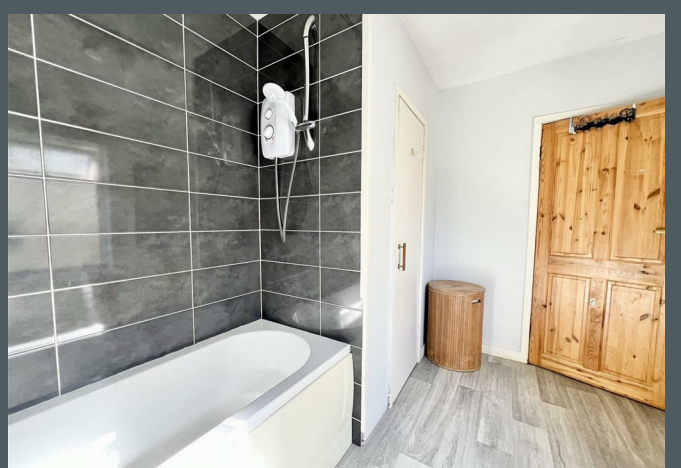
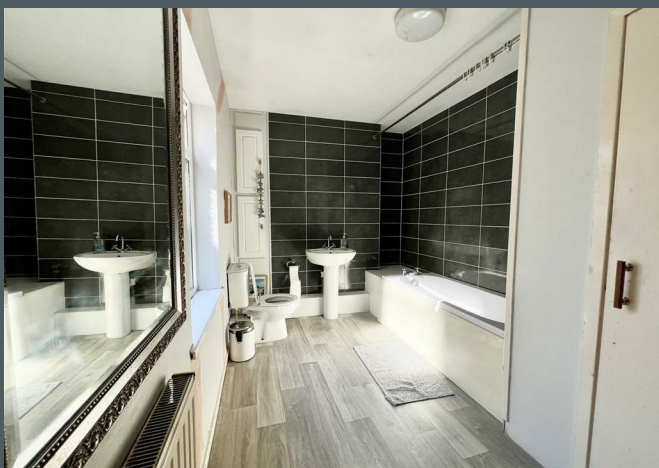
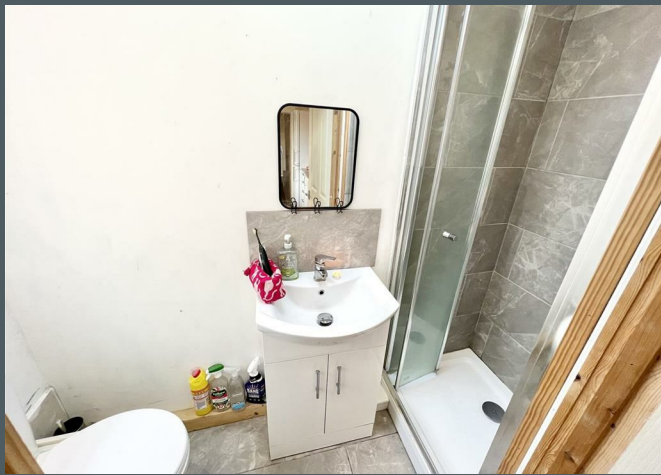


Offered for sale with No Onward Chain. This is an ideal opportunity for first time buyers and young families. Victoria Street is well placed for access to good local schools, great transport links, and near to an abundance of local shops and amenities.

The layout in brief comprises of Entrance into the front reception room, a rear reception room that provides access through to both the kitchen and stairs leading to first floor. The kitchen is located to the rear of the property with the benefit of ground floor w.c./shower room located just off. Heading upstairs are two good sized double bedrooms, with the rear bedroom providing access to the main bathroom.

Externally the property offers on street parking with a locked side alley to rear. At the rear of the property is a long garden ideal for families with additional storage in an out building. AG 12/11/24 V2







**Front reception room 12'1" x 11'5" (3.7 x 3.5)**

Via double glazed front door with double glazed inserts, double glazed window to front, ceiling light point, central heating radiator, open fireplace with stone hearth.

**Inner hallway**

Store cupboard under staircase, access to cellarette with lighting.

**Second reception room 12'1" x 11'9" (3.7 x 3.6)**

Double glazed window to rear, ceiling light point, access to kitchen, door to stairs to first floor accommodation, feature fireplace potential, central heating radiator.

**Kitchen 7'2" x 12'1" (2.2 x 3.7)**

Double glazed door with insert to side, double glazed window to side, ceiling light point, range of wall and base units with wood effect work top, stainless steel sink and drainer, space for fridge freezer and washing machine, space for cooker, wood effect vinyl flooring, central heating boiler, door to rear leading to ground floor shower room/w.c.

**Shower room**

Double glazed window to side, double glaze velux window, ceiling spotlights, shower cubicle with tiled surrounds, low level w.c., wash hand basin with tiled splashback, central heating towel radiator, tiled flooring.

**First floor landing**

Doors giving access to:



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.

Made with Metropix ©2024

**Bedroom one 11'5" x 14'9" (3.5 x 4.5)**

Two double glazed windows to front, ceiling light point, central heating radiator, built in wardrobes.

**Bedroom two 12'1" x 12'1" (3.7 x 3.7)**

Double glazed window to rear, ceiling light point, central heating radiator, store cupboard and bathroom off.

**Bathroom**

Double glazed window to side, shower over bath, storage cabinet, further storage, tiled surrounds, wash hand basin, low level w.c., central heating radiator, wood effect laminate flooring.

**Rear garden**

Access via shared alleyway, small seating area, brick built out building, raised bed leading to slabbed footpath, lawn area to rear of the garden.

**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.

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.

18 Hagley Road, Halesowen, West Midlands, B63 4RG

info@lexallanandgrove.com

0121 550 5400

www.lexallanandgrove.com

**LexAllan  
Grove**

local knowledge exceptional service