



25 Kenswick Drive  
Halesowen,  
West Midlands B63 4QZ  
*Offers Over £315,000*

*...doing things differently*





“SEMI DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION” This super three bedroom semi detached house simply must be viewed to be appreciated. Occupying a prime position within this cul-de-sac location, the property offers well presented accommodation throughout. To the ground floor there is a welcoming reception and dining area, attractive lounge and fitted kitchen, whilst to the first floor there are three good sized bedrooms and a fabulous house bathroom. To the outside there is lovely southerly facing garden to the rear and a driveway to front providing off road parking for three cars with Alfen EV 7kw charger and integral garage. Kenswick Drive sits within a well established and popular residential location within close proximity to excellent local schools and we anticipate a high level of interest in this property. Please call the office at the earliest opportunity to avoid disappointment. DAG 9/10/24 V3 EPC=D













### **Approach**

Via tarmac driveway providing off road parking leading to integral garage, gated access to side, low maintenance fore garden being laid with slate chippings and main entrance door opening into:

### **Reception/dining area 15'1" x 10'5" (4.6 x 3.2)**

Having double glazed bow window to front, two central heating radiators, stairs to first floor accommodation with under stairs store area, wood effect laminate flooring, hardwood door complete with glazed inserts opening to rear into lounge.

### **Lounge 16'4" x 11'5" (5.0 x 3.5)**

Double glazed window to rear, central heating radiator, feature decorative fire surround and hearth complete with inset gas fire, wood effect laminate flooring and door opening into kitchen.

### **Kitchen 15'8" x 6'10" (4.8 x 2.1)**

Double glazed window to rear and side, range of wall mounted and base units with work surface over incorporating stainless steel sink, drainer and mixer tap over, space and fittings for gas Range style cooker with extractor hood over, integral dishwasher, fridge freezer, breakfast bar seating area, tiling to splashback areas and tiled flooring, double glazed door to side leading to garden.

### **First floor landing**

Airing cupboard housing wall mounted boiler, access to loft space via hatch, doors leading to bedrooms and bathroom.

### **Bedroom one 11'5" x 11'1" (3.5 x 3.4)**

Double glazed window to rear, central heating radiator.



















### **Bedroom two 11'9" x 7'6" excluding recess (3.6 x 2.3 excluding recess)**

Double glazed window to front offering far reaching panoramic views, central heating radiator, wood effect laminate flooring.

### **Bedroom three 11'5" x 6'10" (3.5 x 2.1)**

Double glazed window to rear, central heating radiator.

### **House bathroom**

Having double glazed window to side, heated towel radiator, white suite comprising of stand alone bath, vanity wash hand basin with mixer tap over and low level w.c., shower enclosure with shower over, floor to ceiling tiling and tiled flooring, recess spot lights to ceiling.

### **Rear garden**

Having paved patio area with path to side leading to gated access to front, steps leading to easily maintained lawned areas and borders housing a variety of plants and shrubs, all enclosed with timber fencing.

### **Integral garage 16'8" x 8'2" (5.1 x 2.5)**

Metal up and over door to front, plumbing for washing machine.

### **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 Mr Tony Lowe of Green Street Surveys 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 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct 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.

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