



108 Woodgate Lane  
Birmingham,  
B32 3RA

*Offers In The Region Of £215,000*

*...doing things differently*



A three bedroom semi detached home with off road parking, entrance hall, lounge, open plan dining area, kitchen, three bedrooms, family bathroom, extensive rear garden. DAG 15/10/24 V1 EPC=D







#### **Approach**

Via block paved driveway, door leading to double glazed porch with access to:

#### **Entrance hall**

Central heating radiator, stairs to first floor accommodation, storage cupboard housing gas meter, door to lounge.

#### **Lounge 13'5" max 11'1" min (4.1 max 3.4 min)**

Open plan entrance to dining room.

#### **Dining room 10'5" x 10'9" (3.2 x 3.3)**

Double glazed leaded patio door to rear conservatory, central heating radiator.

#### **Kitchen 10'9" x 5'10" (3.3 x 1.8)**

Double glazed window to rear, Belfast sink with mixer tap, wall and base units with roll top work surfaces over, plumbing for washing machine, central heating boiler, gas hob with extractor hood, electric oven, display cabinet, under stairs storage housing electric consumer unit, ceramic tiled flooring.

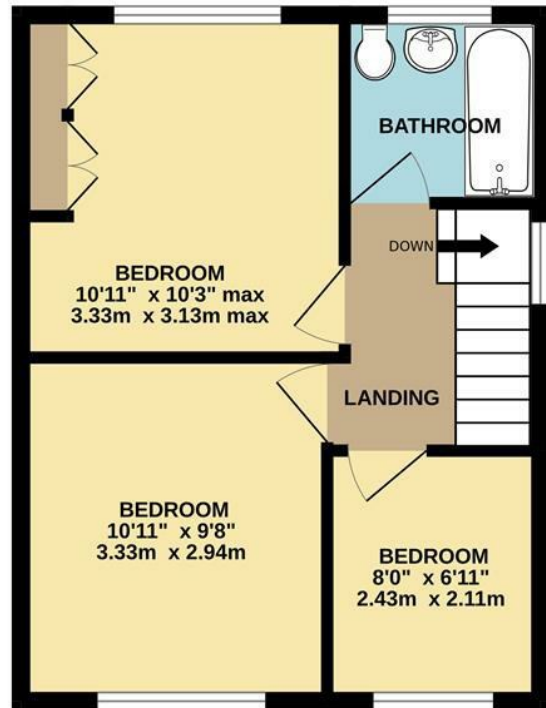
#### **Conservatory 8'2" x 8'10" (2.5 x 2.7)**

Double glazed French doors to rear, windows to side.

GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.6 sq.m.) approx.

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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### **First floor landing**

Window to side, doors radiating to:

### **Bedroom one 10'9" x 10'5" max into wardrobes 9'2" min (3.3 x 3.2 max into wardrobes 2.8 min)**

Leaded window to rear, wooden panelling to walls, fitted wardrobes.

### **Bedroom two 9'6" x 8'6" min 10'9" max (2.9 x 2.6 min 3.3 max)**

Double glazed window to front, central heating radiator.

### **Bedroom three 6'10" x 7'10" (2.1 x 2.4)**

Double glazed leaded window to front, central heating radiator, wood effect laminate flooring.

### **Bathroom**

Double glazed obscured window to rear, bath, electric shower over, pedestal wash hand basin w.c., tiling to walls, central heating radiator, part wooden panelling to walls.

### **Garden**

Having patio area, extensive lawn area, mature borders, outside tap and store.

### **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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