



19 St. John's Road
Halesowen,
West Midlands B63 4HL
Offers In Excess Of £285,000

...doing things differently



Lex Allan Grove are pleased to announce the sale of this wonderful home located in a sought after catchment area for schools and colleges. There are other amenities close by including Huntingtree Park which is just a stone's throw away, making this property the perfect family home. A three bedroom semi-detached property briefly comprising of block paved driveway, porch and entrance hall, lounge, separate dining room, fitted kitchen, rear lobby with utility area, downstairs w.c., three bedrooms, family bathroom and rear garden. The property has been refurbished to an exceptional condition and is situated on the popular St Johns Road. DAG 12/12/24 V2



Lex Allan Grove loves...
the location of this
fantastic family home







Approach

Via block paved driveway with door leading to porch.

Porch

Having further door to entrance hall.

Entrance hall

Wooden flooring, stairs to first floor accommodation, feature vertical central heating radiator, door to under stairs store cupboard housing electric consumer unit.

Lounge 10'9" max 9'10" x 13'1" (3.3 max 3.0 x 4.0)

Double glazed patio doors to rear garden, coving to ceiling, t.v. point, feature vertical central heating radiator, double doors to dining room.

Dining room 11'9" x 10'9" (3.6 x 3.3)

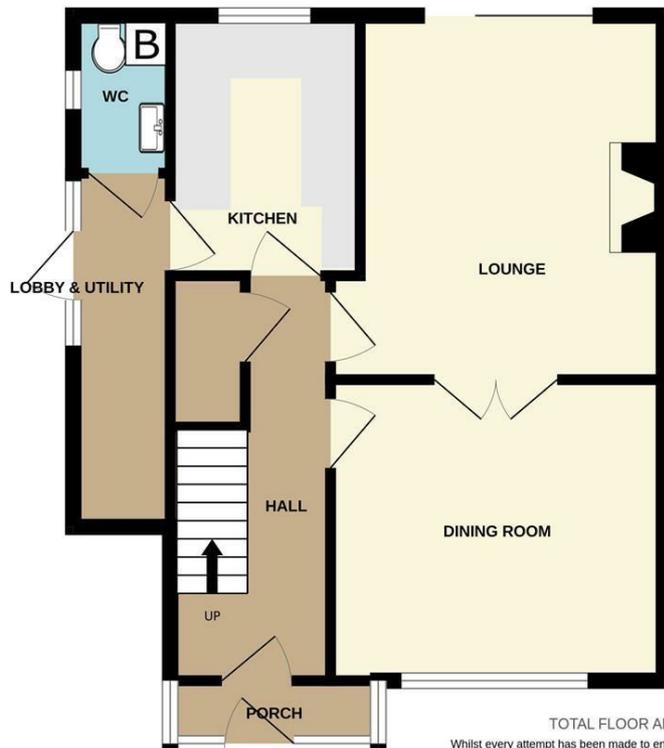
Double glazed window to front elevation, coving to ceiling, feature vertical central heating radiator.

Kitchen 9'6" x 6'10" (2.9 x 2.1)

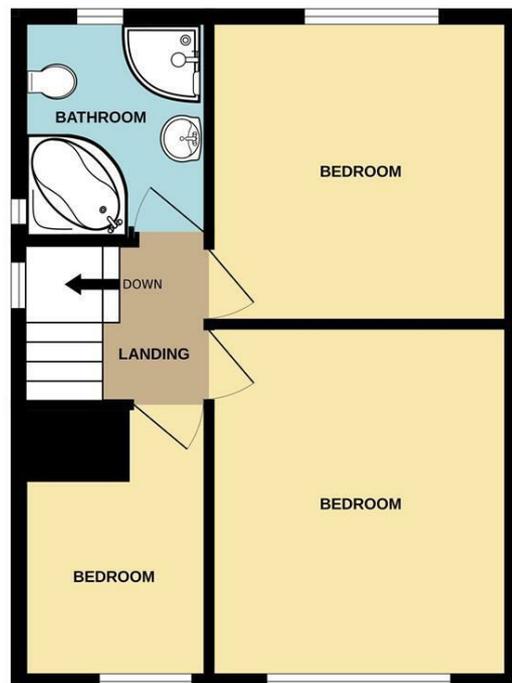
Double glazed window to rear, one and a half bowl stainless steel sink with drainer and mixer tap, range of white high gloss wall and base units with roll edge work surfaces over, slow close drawers, complementary tiling to walls, electric oven and hob, karndean flooring.



GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 916 sq.ft. (85.1 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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Lobby/utility room

Double glazed window and door to side, karndean flooring, space for appliances, inset ceiling light point, door to downstairs w.c.

Downstairs w.c.

Wash hand basin, w.c., karndean flooring, cupboard housing central heating boiler, central heating radiator.

First floor landing

Double glazed obscured window to side, loft access to board loft, doors radiating to:

Bedroom one 11'1" x 10'9" (3.4 x 3.3)

Double glazed window to front, central heating radiator, ceiling light point with fan.

Bedroom two 10'9" x 10'5" (3.3 x 3.2)

Double glazed window to rear, central heating radiator.

Bedroom three 9'10" x 7'2" (3.0 x 2.2)

AGENTS NOTE: Clients must take into account and be aware of the restricted floor space due to the stair bulk head. Double glazed window to front, central heating radiator.

Bathroom

Double glazed obscured window to rear and side, corner bath, w.c., pedestal wash hand basin, corner shower with Mira thermostatic shower, heated towel rail, inset ceiling light points, tiling to splashback areas.

Rear garden

Patio area with steps leading to lawned area beyond, planted borders, raised beds, further steps to hard standing with shed, gate to front with the garden backing on to woodland copse.

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.

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

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