



121 Hamilton Avenue  
Halesowen,  
West Midlands B62 8UB

*Offers In The Region Of £250,000*

*...doing things differently*





A well proportioned three bed terraced property located in a highly sought after area of Halesowen. Hamilton Avenue benefits from being well placed for access to great transport links, sought after schools catchments, and near to an abundance of local shops and amenities.

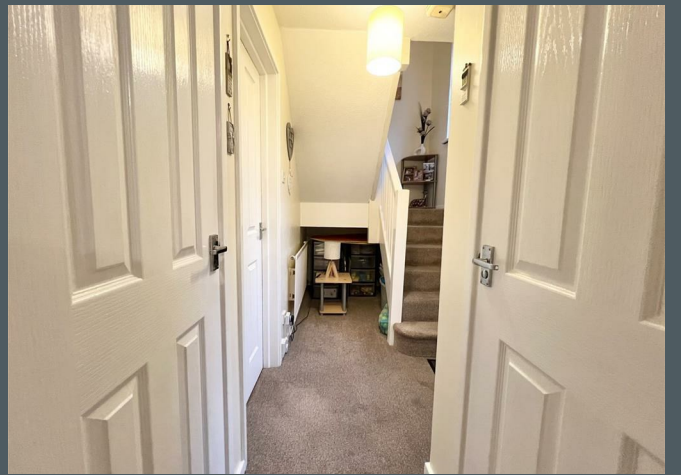
The layout in brief comprises of entrance hall, ground floor w.c., a rear facing lounge, a dual aspect breakfast kitchen with dining area and rear garden access. Heading upstairs is a pleasant landing with loft access, two good sized double bedrooms, a further third bedroom, and the house bathroom.

Externally the property offers allocated parking to frontage, and a walkway that provides access to the rear of the property. At the rear is a low maintenance garden with paved seating area near to property. AF 29/10/24 V1 EPC=C













### Approach

Via block paved footpath with gravelled front garden to either side leading to double glazed front door.

### Entrance hall

Ceiling light point, central heating radiator, under stairs storage, stairs to first floor accommodation, access to ground floor w.c. and cloaks cupboard.

### W.C.

Double glazed obscured window to front, ceiling light point, low level w.c., wash hand basin with tiled splashback and vinyl flooring.

### Lounge 13'1" 13'1" (4.0 4.0)

Two double glazed windows to rear, ceiling light point, feature fireplace, central heating radiator, door into storage cupboard.

### Kitchen diner 10'2" max 7'6" min x 19'4" (3.1 max 2.3 min x 5.9)

Double glazed window to front, double glazed patio door to rear, double glazed window to side, two ceiling light points, wall and base units, stone effect work top, four ring gas burner, extractor, oven, stainless steel sink and drainer, space for washing machine and space for free standing fridge freezer. Dining area with central heating radiator, store cupboard and vinyl flooring.

### First floor landing

Ceiling light point, loft access hatch, storage cupboard, further storage cupboard housing central heating boiler.











**Bedroom one 9'2" x 13'5" (2.8 x 4.1)**

Double glazed window to rear, ceiling light point, central heating radiator.

**Bedroom two 8'6" x 13'5" (2.6 x 4.1)**

Double glazed window to rear, ceiling light point, central heating radiator.

**Bedroom three 5'2" x 13'5" (1.6 x 4.1)**

Double glazed window to rear, ceiling light point, central heating radiator.

**Bathroom**

Double glazed obscured window to front, P shaped bath with shower over, low level w.c., wash hand basin, central heating towel radiator, tiled walls, wood effect vinyl flooring.

**Rear garden**

Good sized block paved seating area, paved footpath with lawn to either side, mature borders, additional paved seating area and gravelled area ideal for shed, rear gate giving access to front. There is allocation parking space to the front of the property.

**AGENT NOTE**

There is a service charge of £27.00 per month for the upkeep of the car park, footpath and grass verge.

**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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