



106 Honeybourne Road
Halesowen,
West Midlands B63 3HD

Offers In The Region Of £240,000

...doing things differently



Offered for sale with NO ONWARD CHAIN! A well proportioned three bed semi detached family home. situated in a highly sought road in Halesowen and benefitting from being well placed for good local schools, good transport links and near to an abundance of local shops and amenities.

The layout in brief comprises of spacious entrance hall, a good sized lounge and diner that flows nicely through to the kitchen. As you head upstairs there is a pleasant landing with loft access, two good sized double bedrooms, a third bedroom and the shower room.

Externally the property offers ample off road parking with garage and side access. At the rear of the property is a mature garden with multiple seating areas and bags of added potential. AF 21/10/24 V2 EPC=D







Approach

Via tarmac driveway to front with mature brick walls garden area to side with mature plants and shrubs, side gate leading to rear, garage access, paving leading to double glazed front door, external wall mounted lighting.

Garage 8'6" x 15'8" (2.6 x 4.8)

Up and over door with lighting and electrical sockets.

Entrance hall

Frosted double glazed door to front with double glazed windows to side, ceiling light point, storage cupboard, stairs to first floor accommodation, central heating radiator.

Lounge diner 11'4" min 19'0" max x 6'10" min 15'8" max (3.46 min 5.8 max x 2.1 min 4.8 max)

Double glazed French doors to rear garden, double glazed windows to either side, two ceiling light points, feature fireplace with marble hearth. In the dining area there is window, ceiling light point, central heating radiator and access to kitchen.

Kitchen 7'2" x 8'6" (2.2 x 2.6)

Double glazed window to rear, ceiling light point, range of wall and base units with stone effect work top, stainless steel sink and drainer, space for cooker and fridge freezer, tiled flooring, door to side access, central heating radiator.

**First floor landing**

Single glazed obscured window to side, ceiling light point, loft access, airing cupboard.

Bedroom one 11'5" x 11'5" (3.5 x 3.5)

Window to rear, ceiling light point, decorative coving, built in wardrobes and chest of drawers, central heating radiator.

Bedroom two 7'6" x 11'5" (2.3 x 3.5)

Double glazed window to front, ceiling light point, central heating radiator, storage cupboard over stairs.

Bedroom three 7'2" x 11'5" (2.2 x 3.5)

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

Shower room

Double glazed obscured window to side, ceiling light point, shower cubicle, low level w.c., wash hand basin with storage below, central heating radiator, tiled walls.

Rear garden

Paved seating area, footpath to front, steps to lead to first tier with astro turf area with mature planted borders and paved seating area, steps to second tier with mature shrubs and flowers borders.

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.

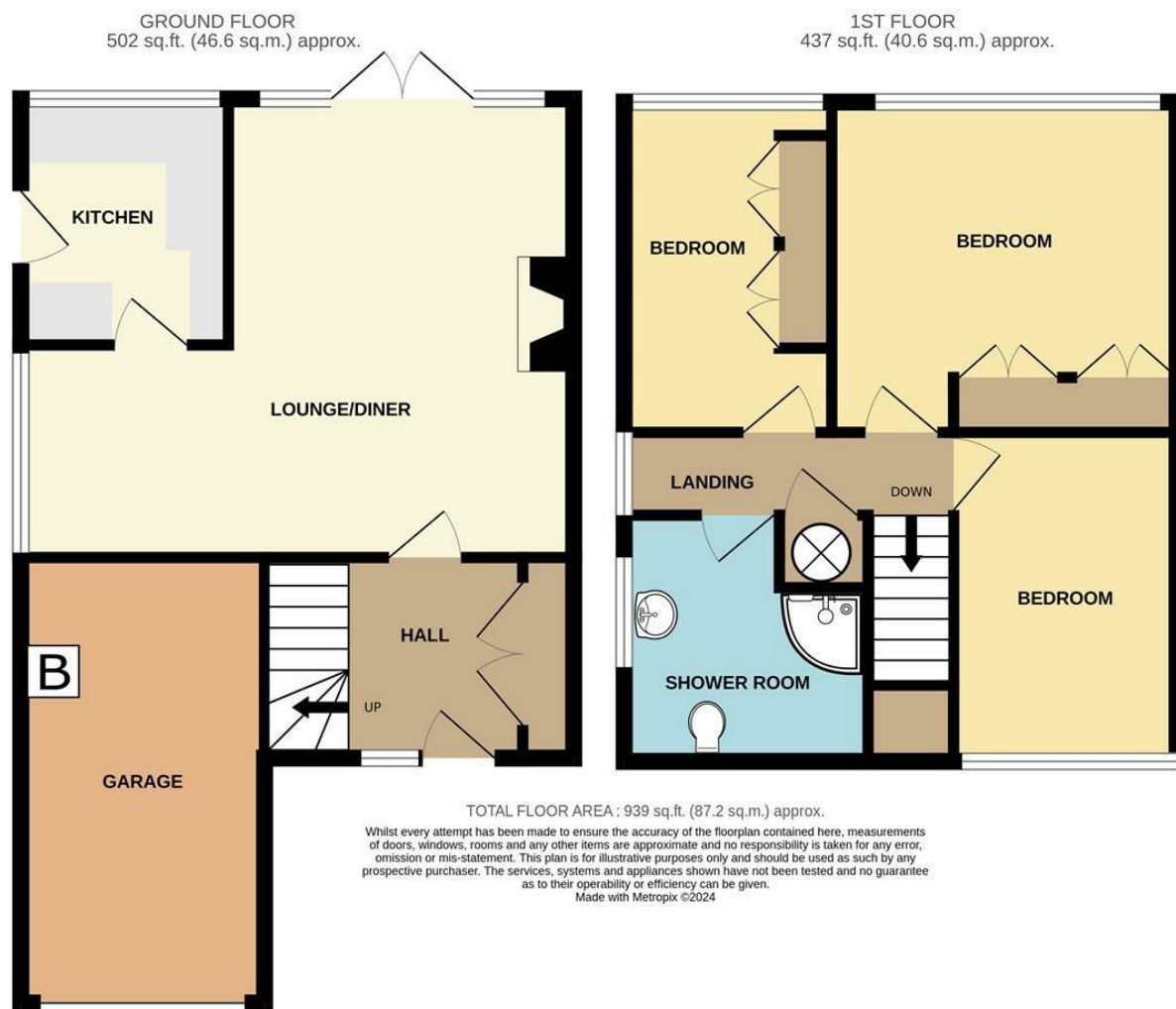
Referral Fees

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.

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