



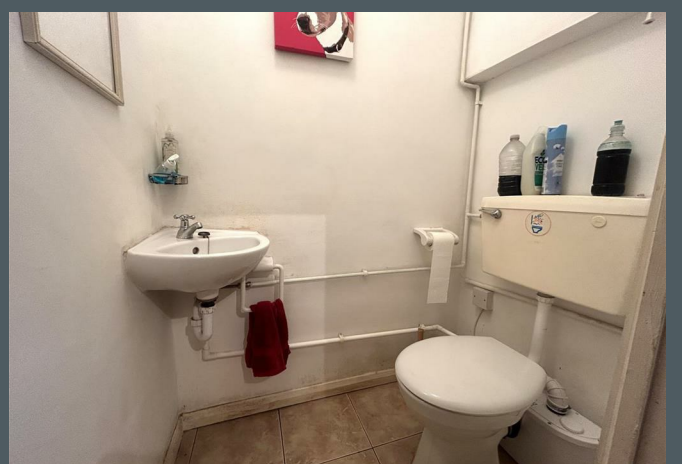
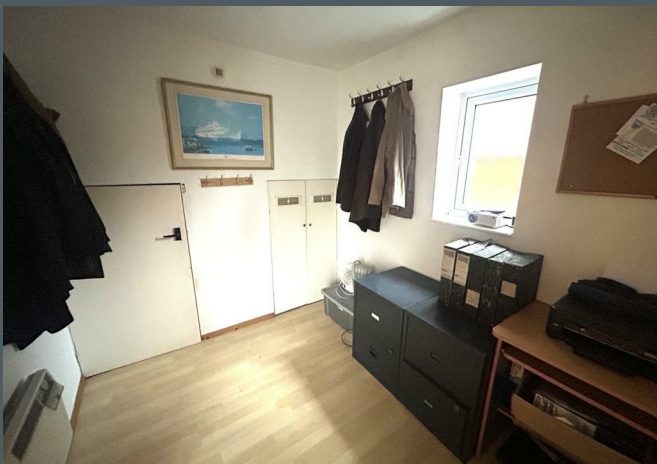
26 Marshwood Croft  
Halesowen,  
West Midlands B62 0EY  
*Offers Over £260,000*

*...doing things differently*



Lex Allan Grove are offering for sale with no upward chain this three bedroom semi detached property situated on Marshwood Croft with close reach of various amenities and commuter links. The property comprises of driveway to front, entrance porch, lounge, kitchen diner, conservatory, office, downstairs w.c., three good sized bedrooms, house bathroom, garage store and finally the low maintenance garden to the rear which makes this property a must view. JE V1 24/09/2024 epc=e







### **Approach**

Via tarmacadam driveway, side access to rear, access to garage store.

### **Entrance porch**

Door to:

### **Lounge 15'8" max 14'9" min x 10'9" (4.8 max 4.5 min x 3.3)**

Double glazed window to front, feature electric fireplaces and surround, t.v. point, sliding door to office, sliding door to stairs to first floor accommodation and further sliding door to kitchen/diner.

### **Office 8'10" x 7'2" (2.7 x 2.2)**

Double glazed window to side, cupboard housing meters, double doors to storage space, door to downstairs w.c.

### **Downstairs w.c.**

Low level flush w.c., wall mounted wash hand basin.





**Kitchen diner 8'6" x 18'8" (2.6 x 5.7)**

Double glazed window to rear, double glazed door to conservatory, double glazed obscured door to side, range of matching wall land base units, complementary surfaces over, one and a half bowl stainless steel sink and mixer tap, integrated oven, four ring gas hob, plumbing for washing machine and dishwasher, door to storage cupboard.

**Conservatory 11'5" x 10'2" (3.5 x 3.1)**

Double glazed French doors to rear, dual aspect double glazed windows to side and rear, wood effect laminate flooring.

**First floor landing**

Access to loft, door to storage cupboard housing hot water tank.

**Bedroom one 13'5" x 9'10" (4.1 x 3.0)**

Double glazed window to front, coving to ceiling.

**Bedroom two 10'2" x 10'2" (3.1 x 3.1)**

Double glazed window to rear, coving to ceiling, opening to storage cupboard.

**Bedroom three 8'10" x 8'2" including wardrobes (2.7 x 2.5 including wardrobes)**

Double glazed window to front, coving to ceiling.

**Shower room**

Double glazed window to rear, tiled walls, low level flush w.c., pedestal wash hand basin, shower cubicle, bidet with mixer tap.

**Rear garden**

Stone chipping areas, various plants and mature shrubbery, two garden sheds, decking to rear, side gate access to front.

**Garage/store 8'2" x 3'11" (2.5 x 1.2)**

## 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.



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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**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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local knowledge exceptional service