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1 Houston Way, Halesowen, B62 9JN

**** DETACHED FAMILY HOME SURROUNDED BY SUPERB AMENITIES ****

This exceptional four bedroom detached home has been truly well maintained throughout to create a warm and welcoming family home. Houston Way offers ample accommodation for the growing family along with have five star amenities and transport links on the doorstep. In brief the property comprises; reception hall, lounge, kitchen/diner, utility, w.c. To the first floor is the master bedroom with en-suite, a further three well sized bedrooms and house bathroom. Private and peaceful garden can be found with entertainment space as well as off road parking to the rear of the property. Viewings are highly recommended to appreciate this wonderful family home.



Approach

Driveway to the rear with neat and tidy lawn area that tucks round to the front with pathway allowing access to the front.

Reception Hall

Spacious hall with doors radiating off, stairs rising to first floor, two storage cupboards, tiled flooring, central heated radiator.

Lounge

19'9" x 11'3" (6.02 x 3.43)

French doors open into the garden, double glazed window to front, two central heated radiators.

Kitchen/Diner

19'8" x 11'7" (6.00 x 3.54)

Variety of wall and base units, Quartz worksurfaces, double electric oven, five ring gas hob with extractor above, integrated fridge/freezer and dishwasher, inset sink and drainer, tiled flooring through, breakfast bar along with ample space for dining table, three double glazed windows can be found to the front and side allowing the natural light to flood in, opening to the utility, spot lights, central heated radiator.



Utility

Worksurface with integrated washer/dryer, tiled flooring, spot lights, central heated radiator.

W.C

Wash hand basin, w.c, tiled flooring, central heated radiator.

Landing

A bright and airy landing with doors radiating off, loft access with drop down ladder, airing cupboard, central heated radiator.



Master Bedroom

11'7" x 11'3" (3.54 x 3.44)

Double glazed window to side, central heated radiator, en-suite off.

En-Suite

Shower, wash hand basin, w.c, chrome heated towel rail, spot lights.

Bedroom 2

11'10" x 9'9" (3.62 x 2.99)

Double glazed window to side, central heated radiator.

Bedroom 3

10'5" x 9'10" (3.19 x 3.01)

Double glazed window to side and front, central heated radiator.

Bedroom 4

8'6" x 8'1" min (2.60 x 2.47 min)

Double glazed window to front, central heated radiator, currently used as a walk in wardrobe.

Bathroom

Bath with shower over, wash hand basin, w.c, chrome heated towel rail, double glazed window to front, spot lights.

Garden

A private and peaceful garden with generous patio area that is ideal for those summer evenings spent with friends and family, tidy lawn area, secure gate to side along with Bi-fold doors that open into entertainment space.

Entertainment Space

14'8" x 9'7" (4.49 x 2.93)

Bi-fold doors allow access to the space, power and lighting throughout, no building regulations were obtained on this.

Tenure (Freehold).

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. We are advised there is an annual service charge of £197.40 per annum.



Money Laundering Regulations.

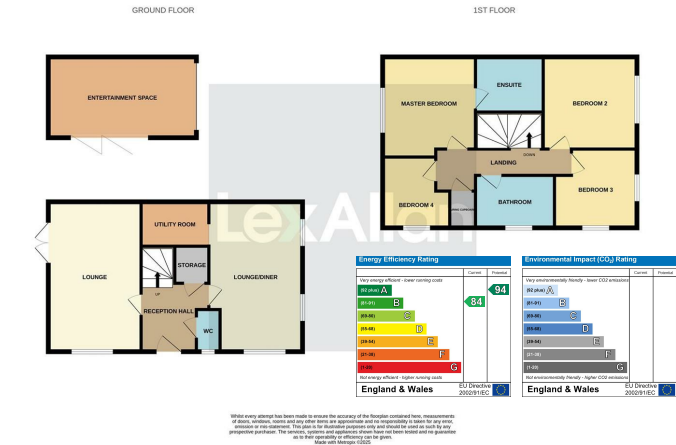
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

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 £240 inc VAT 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 surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct 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.



Council Tax Band E

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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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