



**LexAllan**

local knowledge exceptional service

31 Halesowen Road, Cradley Heath, B64 5NA



**\*\* SUBSTANCIAL ACCOMMODATION PERFECT FOR FIRST TIME BUYERS \*\***

This three bedroom mid terrace offer spacious accommodation throughout. Being surrounded by superb local amenities & transport links throughout the borough this truly is a must view. In brief the property comprises; breakfast room, lounge, reception room, kitchen, bathroom, three bedrooms. Garden can be found to the rear. Call us today to arrange your viewing.

**Approach**

Path leading to the front along with side access leading to a further entrance.

**Breakfast Room**

9'3" x 8'5" (2.83 x 2.59)

Opening into the kitchen and second reception room, skylight, central heated radiator, double glazed window to side.

**Kitchen**

9'7" x 8'5" (2.93 x 2.58 )

Wall & base units, electric oven, four ring gas hob, sink and drainer, plumbing for washing machine, double glazed window to side.

**Second Reception Room**

12'5" x 12'4" (3.80 x 3.76 )

Door off to stairs that rise to the first floor, central heated radiator.

**Lounge**

13'1" x 12'7" (4.00 x 3.84)

Double glazed window to front, log burner, central heated radiator. (currently being used as a bedroom)

**Bathroom**

Bath with shower over, wash hand basin, w.c, central heated radiator, double glazed window to side.





### Landing

Doors off to all first floor accommodation.

### Bedroom 1

12'5" x 12'4" (3.80 x 3.77)

Double glazed window to rear, central heated radiator.

### Bedroom 2

13'1" x 10'0" (4.01 x 3.07 )

Double glazed window to front, central heated radiator.

### Bedroom 3

12'3" x 5'6" (3.75 x 1.70)

Double glazed window to front, central heated radiator.

### Garden

Block paved patio with gate leading to the second part of the garden.

### 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.





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 £30 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 £300 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2002/91/EC

England & Wales

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 A

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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