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2 St. Kenelms Avenue, Hayley Green, Halesowen, B63 1DW

****MUST BE VIEWED TO APPRECIATE THE SIZE OF THIS PROPERTY****

Situated in the prime location of Haley Green, this impressively sized three bedroom mid-terrace property offers the perfect opportunity for first time buyers or investors alike. This property boasts excellent transport links, local amenities and cul-de-sac location. Briefly comprising; Entrance porch, Entrance hall, Living room, Dining room, Kitchen, Conservatory, Downstairs Wc, Lobby with Porch. Upstairs; three well proportioned bedrooms and a bathroom. with access to the outbuilding from the rear garden. Don't miss out on this incredible opportunity!



Approach

Landscaped block paved garden to front, access via gate to middle.

Entrance Porch

Double glazed door to the front allowing access to the entrance hall, with double glazed windows to front and side.

Entrance Hall

Spacious hall with doors radiating off, stairs rising to first floor, understairs storage.

Living room

13'8" x 11'4" (4.179 x 3.455)

Spacious living room with a double glazed bay window to front.

Dining room

11'3" x 11'10" (3.449 x 3.610)

Double glazed window to conservatory.

Kitchen

15'5" x 5'10" (4.711 x 1.788)

Varied base units with work surface over, double glazed window to rear, with double glazed door to side, stainless steel inset sink and drainer, electric hob with tiled splashbacks.

Conservatory

Double glazed window and double glazed door to rear with a double glazed door to lobby.

WC

Double glazed window to rear, wc, wash hand basin, splashback tiling.

Lobby

Side passage running the length of the property.



Bedroom 1

17'11" x 15'6" (5.486 x 4.725)

Spacious front bedroom with two double glazed windows to the front.

Bedroom 2

11'11" x 12'1" (3.637 x 3.704)

Double glazed doors to the rear.

Bedroom 3

9'2" x 8'6" (2.819 x 2.599)

Double glazed doors rear.

Bathroom

Double glazed window front, wc, wash hand basin, shower cubicle, wood effect flooring with tiled walls and loft access.



Rear Garden

Paved patio and pebble landscaped garden with pond.

Outbuilding

8'4" x 15'7" (2.541 x 4.773)

Double glazed window and double glazed door to front with double glazed windows to side.

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.

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 you. The maximum referral fee due is the actual fee that you is paid to us as an incentive for significant marketing expenditure regarding the above, plus

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (81-100)		A (81-100)	
B (71-80)		B (81-90)	
C (61-70)		C (61-70)	
D (51-60)		D (51-60)	
E (41-50)		E (41-50)	
F (31-40)		F (31-40)	
G (21-30)		G (21-30)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
G (1-20)		G (1-20)	
England & Wales		EU Directive 2002/91/EC	

Council Tax Band C

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.



The Auction House, 87 - 88 St. Johns Road,

Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

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