



LexAllan

local knowledge exceptional service

66 Two Gates Lane, Halesowen, B63 2LN

**** DETACHED FAMILY HOME OFFERED WITH NO UPWARD CHAIN ****

This three bedroom detached offers spacious accommodation throughout & having well maintained this offers turn key ready accommodation. Nestled on a well known address you are surrounded by superb amenities, transport links & schooling options.

In brief the property comprises; entrance hall, lounge, dining room with an opening to the kitchen. To the first floor are three bedrooms & house bathroom. Ample parking can be found to the front along with an extensive garage & a peaceful garden located to the rear. Call us today to arrange your viewing.



Approach

Gravelled driveway to front providing ample off road parking, tidy lawn area.

Porch

Door off to entrance hall.

Entrance Hall

Doors off to all ground floor accommodation, stairs rise to first floor, central heated radiator.

Lounge

13'0" x 10'11" (3.98 x 3.34)

Double glazed bay window to front, central heated radiator, electric fire.



Dining Room

12'11" x 10'11" (3.95 x 3.34)

Opening to the kitchen, patio doors open into the garden, central heated radiator.

Kitchen

8'9" x 5'11" (2.69 x 1.81)

Wall & base units, sink with drainer, plumbing for washing machine, double glazed window to rear, electric & hob.



Landing

Doors off to all first floor accommodation, double glazed window to side.

Bedroom 1

12'11" x 10'10" (3.96 x 3.32)

Double glazed window to rear with far reaching views, central heated radiator.

Bedroom 2

10'11" x 10'10" (3.35 x 3.32)

Double glazed window to front, central heated radiator.

Bedroom 3

8'11" x 6'0" (2.72m x 1.83m)

Double glazed window to rear with far reaching views, central heated radiator.

Bathroom

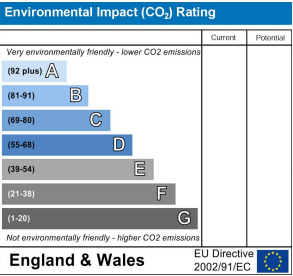
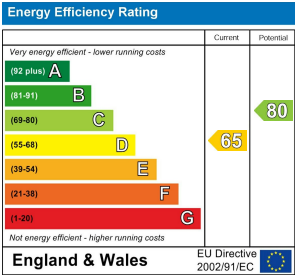
Bath with shower over, wash hand basin, w.c, double glazed window to front, central heated radiator.

Garden

Private garden to the rear with decked area ideal for hosting leading to a tidy lawn.

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 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 C



While every effort has been made to ensure the accuracy of the floor plan, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error. Prospective purchasers should verify the accuracy of the floor plan and should be aware that the floor plan is for information only and should not be used for any other purpose. The contents, layout and appearance of the floor plan are not intended to be a guarantee. No liability is accepted for any error or omission. Made with LexAllan 10/2020



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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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