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77 Cocksheds Lane
Halesowen,
West Midlands
B62 8LL

Offers In Excess Of £200,000



OFFERED FOR SALE WITH NO ONWARD CHAIN! Ideal for young families and first time buyers. This well proportioned property offers great potential for the next family to add their own touches to a lovely family home. Cocksheds Lane is well placed for local schools, good transport links and near to an abundance of local shops and amenities.

The layout in brief comprises of entrance hall, a spacious front facing lounge, an open plan kitchen/diner and a utility room, heading upstairs is a pleasant landing with additional storage, 2 good sized double bedrooms, with the main bedroom being truly impressive, a third bedroom, a shower room, and separate w.c.

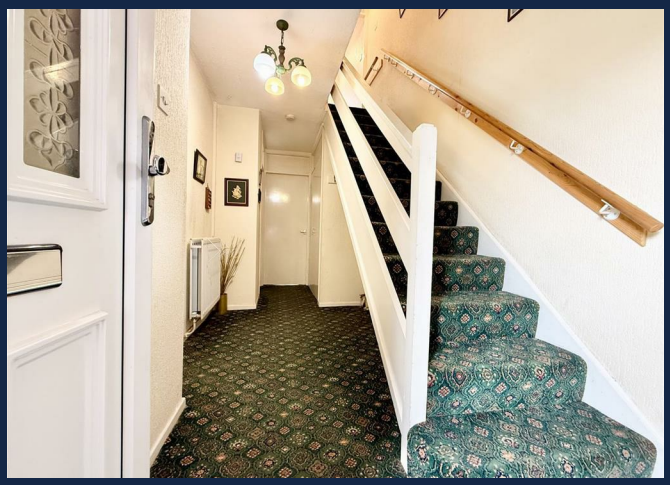
Externally the property offers off road parking with garage access to frontage. At the rear of the property is a low maintenance garden with paved seating area near to property. AF 8/10/26 V1 EPC=C




















Approach
Via tarmac driveway to frontage, access to garage, paved footpath to front door, lawned area, double glazed obscured front door leading to entrance hall.

Entrance hall
Ceiling light point, central heating radiator, storage cupboard, stairs to first floor accommodation.

Lounge 12'5" min 13'1" max x 10'5" (3.8 min 4.0 max x 3.2)
Double glazed window to front, two ceiling light points, central heating radiator, door to kitchen and diner.

Kitchen diner 14'1" x 10'5" (4.3 x 3.2)
Two double glazed windows to rear, two ceiling light points, range of wall and base units, breakfast bar, stone effect work surface, stainless steel sink and drainer, space for cooker, fridge freezer and washing machine, vinyl floor tiling. Dining area has central heating radiator, door leading to lounge.

Laundry area 5'2" x 5'6" (1.6 x 1.7)
Double glazed door with obscured insert, ceiling light point, central heating radiator.

First floor landing
Two storage cupboards, loft access and ceiling light point.

Bedroom one 9'6" x 14'9" (2.9 x 4.5)
Double glazed window to front, ceiling light point, central heating radiator.







Bedroom two 11'5" x 6'6" (3.5 x 2.0)
Double glazed window to rear, ceiling light point, central heating radiator.

Bedroom three 6'10" x 10'9" (2.1 x 3.3)
Double glazed window to front, ceiling light point, storage over stairs, central heating radiator.

House bathroom
Double glazed obscured window to rear, ceiling light point, bath with tiled surround, wash hand basin, central heating radiator, ceiling light point.

Separate w.c.
Ceiling light point, double glazed obscured window to rear, tiling, low level flush w.c., central heating radiator.

Rear garden
Paved patio area, footpath leading down the garden, block paved area by shed, mature borders and lawn areas, gate leading to rear.

Garage 8'2" x 15'5" (2.5 x 4.7)
Up and over door to front.

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 B

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. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

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.



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