



**LexAllan**

local knowledge exceptional service

16 Grammar School Lane, Halesowen, B63 3SW

**\*\* NESTLED IN THE HEART OF HALESOWEN TOWN \*\***

This two bedroom semi detached property has been well maintained throughout & offers spacious accommodation inside & out. Situated in the heart of Halesowen Town you are truly surrounded by superb amenities all within walking distance & schooling options for all ages. Viewings are highly recommended to appreciate the accommodation on offer.

In brief the property comprises; lounge, dining room, kitchen, two well sized bedrooms, family bathroom & additional cellar. Outside you will find an easy to maintain garden along with parking to the front for two vehicles. Grammar School Lane is now offered with NO UPWARD CHAIN.

**Approach**

Steps lead up giving access to the property along with driveway to side for multiple vehicles.

**Lounge**

13'3" x 12'7" (4.04 x 3.84)

Gas fire with surround, double glazed bay window to front, central heated radiator.

**Lobby**

Stairs rise to first floor, door off to dining room.

**Dining Room**

12'6" x 11'3" (3.83 x 3.45 )

Double glazed window to rear, door off to kitchen, central heated radiator.

**Kitchen**

11'5" x 7'5" (3.49 x 2.27 )

Variety of wall and base units, electric oven, four ring gas hob, sink and drainer, plumbing for washing machine, double glazed window to side with door leading to garden, tiled flooring.



## Landing

Spacious landing with doors off to all first floor, loft access.

## Bedroom 1

12'6" x 11'5" (3.83 x 3.48 )

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

## Bathroom

Bath with shower over, wash hand basin, w.c, tiled flooring, airing cupboard, double glazed window to rear.

## Bedroom 2

11'5" x 7'5" (3.48 x 2.28)

Double glazed window to side, central heated radiator.

## Cellar

Power & Lighting throughout.


## Garden


Easy to maintain garden with to generous patio area, secure access to the front.

## 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, distances, areas and the like are only approximate and no responsibility is taken for any errors, omissions or misstatements. The floorplan is for information purposes only and should be used for the use of the property purchaser. The layout, fixtures and fittings shown here are not to be taken as a guarantee of performance or quality. All other quantities are approximate only.

## 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.

**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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