



LexAllan

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8 Birchfield Close, Halesowen, B63 4LJ

**** DOES A FAMILY HOME GET MUCH BETTER THAN THIS? ****

This immaculate three-bedroom extended semi-detached home offers beautifully presented, turnkey accommodation throughout and is sure to impress families looking to upsize. Having undergone a comprehensive refurbishment by the current owners, the property combines generous living space with modern finishes, making it ready to move straight into with little to do.

Situated on a well-regarded and popular address in Halesowen, the property is ideally placed for a fantastic range of local amenities, transport links and schooling options, making it an excellent choice for growing families.

In brief the accommodation comprises; porch, welcoming entrance hall, lounge, spacious sitting/dining room, modern kitchen, utility room and guest WC. To the first floor are three well proportioned bedrooms and a contemporary family bathroom.

Externally, the property continues to impress, with a private and peaceful rear garden, perfect for relaxing or entertaining. To the front, there is off-road parking and a garage, providing useful additional storage and practicality. A beautifully refurbished family home in a sought after location early viewing is highly recommended.

Approach

Driveway to front with door off to porch.

Entrance Hall

Spacious hall with doors off to all ground floor accommodation, stairs rise to first floor, central heated radiator.

Lounge

12'4" x 12'1" (3.78 x 3.69)

Two built in storage cupboards with shelving, double glazed window to front, central heated radiator.

Sitting Room/Diner

21'9" x 9'4" (6.65 x 2.86)

Superb sized room offering double doors leading to the garden, two central heated radiators, double glazed window to side.



Kitchen

11'5" x 9'1" (3.50 x 2.79)

Modern fitted kitchen offering wall & base units, electric oven with hob & extractor over, sink with mixer tap, double glazed window to side & rear, door off to utility, pantry style cupboard.

Utility

11'8" x 7'9" (3.56 x 2.37)

Plumbing for washing machine, doors off to w.c, garage & rear garden.

W.C

W.C, double glazed window to rear.

Landing

Spacious landing with doors off to all first floor, double glazed window to side, loft access.

Bedroom 1

11'5" x 10'9" (3.49 x 3.28)

Fitted wardrobes, double glazed window to rear, central heated radiator.

Bedroom 2

12'4" x 10'5" (3.78 x 3.19)

Fitted wardrobes, double glazed window to front, central heated radiator.

Bedroom 3

8'3" x 7'3" (2.52 x 2.21)

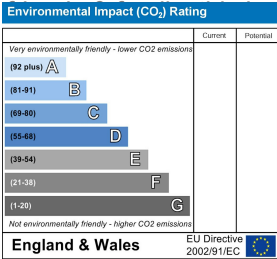
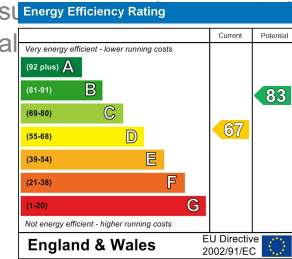
Double glazed window to front, central heated radiator.

Bathroom

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

Garden

A private & peaceful garden offering patio area for those sun area



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.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.



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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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