

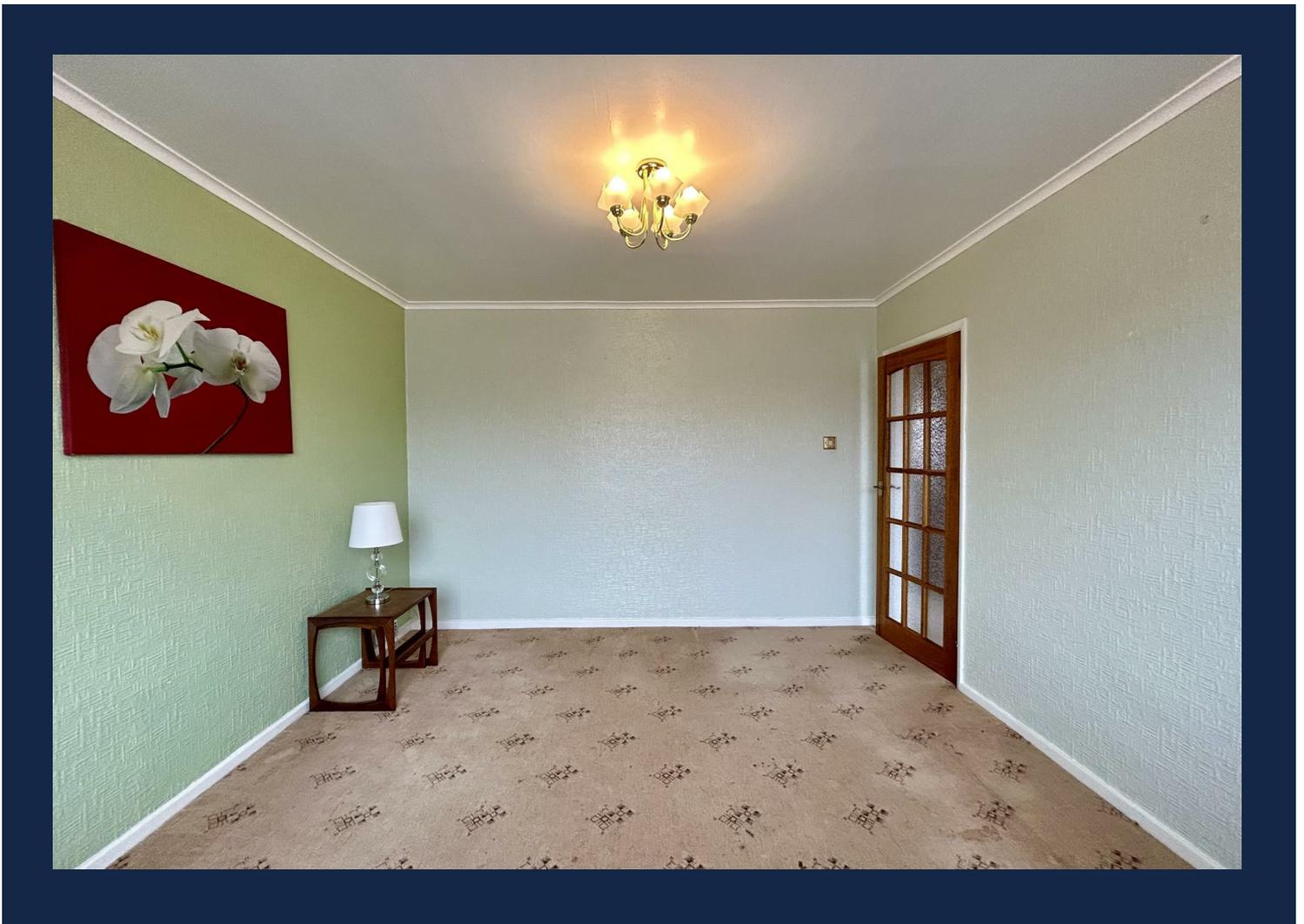
Grove.

FIND YOUR HOME



7 Lansdowne Road
Halesowen,
West Midlands
B63 1BP

Offers In Excess Of £300,000



OFFERED FOR SALE WITH NO ONWARD CHAIN! A well presented and extended 3 bed Mucklow's semi detached family home. Located in a highly desirable location of Halesowen, Lansdowne Road is ideally placed for families due its locality to local shops and amenities, transport links, and the very popular local schools.

The layout in brief comprises of Entrance Porch, hallway with under stairs cupboard that leads through to garage, a front facing dining room, a rear facing lounge, and a kitchen located to rear which leads out to the ground floor WC. Heading upstairs is a pleasant landing with loft access, two good sized double bedrooms, a generous third bedroom, and the house shower room.

Externally the property offers ample off road parking to frontage over the tarmac driveway, garage access, and a shared access to side leading to rear gate. At the rear of the property is an impressive landscaped garden with paved seating near to property.

Viewing is highly advised. JE V2 30/10/2025 EPC=C







Approach

Via tarmacadam driveway with block paved borders, side gate access to rear, access to garage and entrance porch.

Porch

Glazed door leading to entrance hall.

Entrance hall

Central heating radiator, stairs to first floor accommodation, doors to two reception rooms, kitchen and under stairs storage cupboard.

Reception room one 12'9" max 10'9" min x 10'9" (3.9 max 3.3 min x 3.3)

Coving to ceiling, double glazed bay window to front, central heating radiator.

Reception room two 14'9" max 10'9" min x 11'5" max 10'2" min (4.5 max 3.3 min x 3.5 max 3.1 min)

Coving to ceiling, double glazed bay window to rear, central heating radiator, feature fire.

Kitchen 13'5" x 7'2" (4.1 x 2.2)

Double glazed window to rear, central heating radiator, part tiled walls, wall and base units, complementary work surface over, stainless steel sink and drainer, space for washer and dryer, space for fridge freezer. Door to rear lobby.

Rear lobby

Panelled door to side gate entrance, door to rear garden and further door to laundry room and w.c.







Laundry room 6'10" x 5'10" (2.1 x 1.8)
Wash hand basin, w.c. with high flush cistern, double glazed window to garden.

First floor landing
Access to loft space. Doors radiating to:

Bedroom one 13'5" max 10'9" min x 11'5" (4.1 max 3.3 min x 3.5)
Double glazed window to front, central heating radiator.

Bedroom two 10'9" x 11'5" (3.3 x 3.5)
Double glazed window to rear and central heating radiator.

Bedroom three 9'2" x 7'10" (2.8 x 2.4)
Double glazed window to front, central heating radiator.

Agents Note: There is limited head height in this room due to the eaves.

Shower room
Double glazed obscured window to rear, wash hand

basin, low level flush w.c., part tiled walls, central heating radiator, shower cubicle and fitted storage cupboard.

Rear garden
Block paved patio area, steps to further patio area and steps to lawn, two gardens sheds, beds to rear housing shrubs and various plants, door to garden outbuilding.

Garage 14'9" x 7'6" (4.5 x 2.3)
Double opening doors, electrics and houses fuse box and central heating boiler.

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 D

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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