

Grove.

FIND YOUR HOME



7 Lansdowne Road
Halesowen,
West Midlands
B63 1BP

Offers In Excess Of £300,000



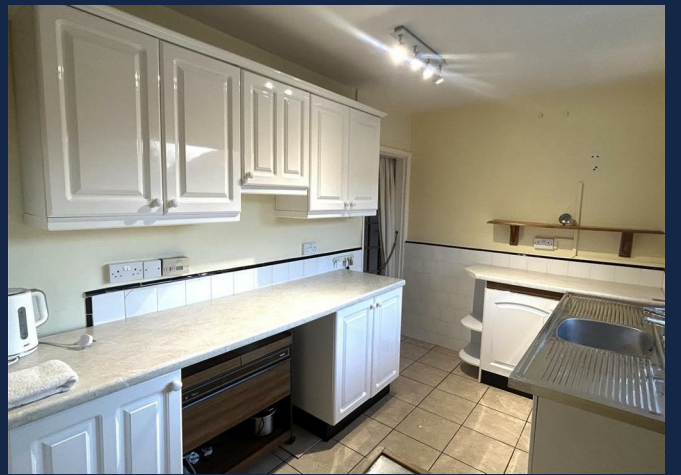
OFFERED FOR SALE WITH NO ONWARD CHAIN! A well presented and extended 3 bed Mucklow's semi detached family home. Located in a highly desirable location of Halesowen, Lansdowne Road is ideally placed for families due its locality to local shops and amenities, transport links, and the very popular local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