



LexAllan
Grove *Halesowen*



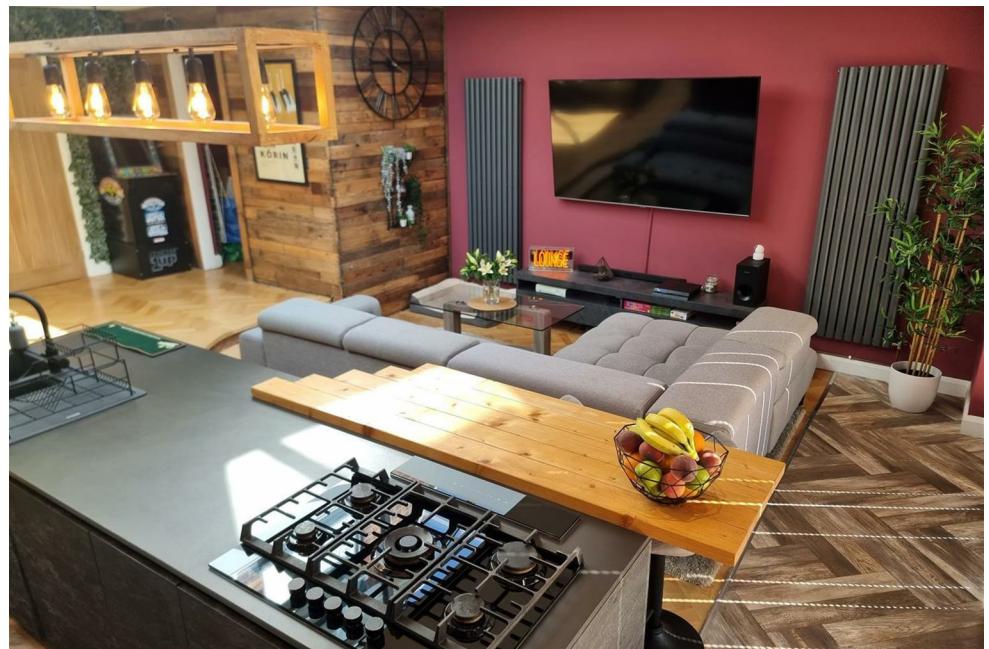
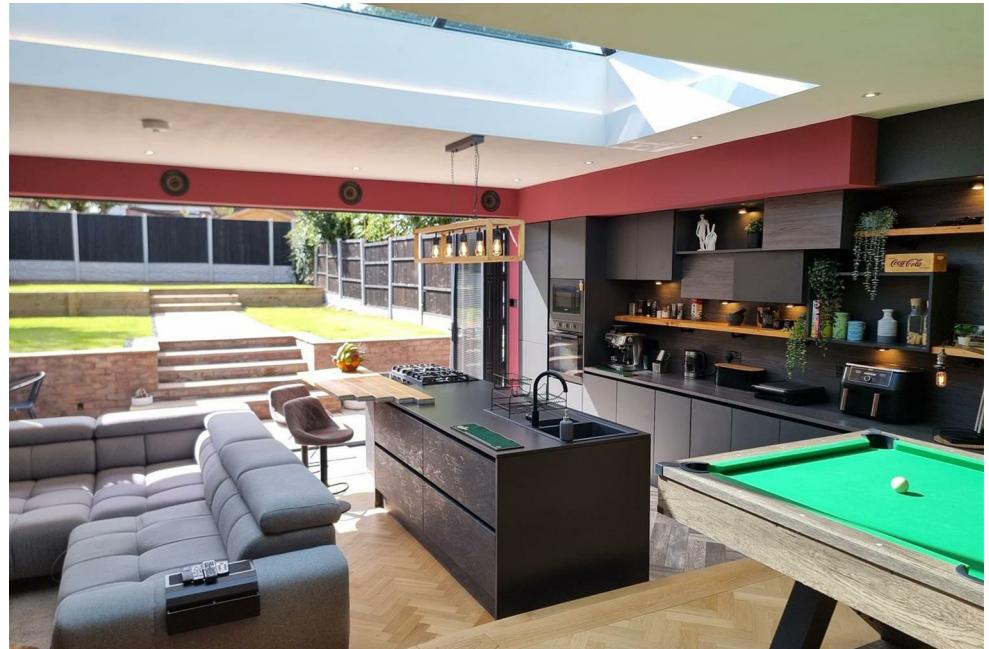
...doing things differently
47 Meadowbrook Road, Halesowen B63 1AG
Offers In The Region Of £400,000

WITH NO UPWARD CHAIN. A truly One of One, thoughtfully, and meticulously renovated 3 bedrooomed extended semi detached property. Located in a highly sought after location in Halesowen. Ideally placed for desirable local schools, great transport links, and near to an abundance of local shops and amenities.

The layout in brief comprises entrance porch, hallway, lounge, a truly impressive and open plan breakfast kitchen with family and sitting areas featuring bespoke bi-fold doors, solid oak flooring, and exposed brick feature wall. The ground floor also feature utility room and ground floor WC. Heading upstairs is a pleasant landing with loft access hatch, two good sized double bedrooms, the main bedrooms benefitting from the addition of a bay window, a truly spacious third bedroom, and the well appointed house bathroom.

Externally the property offers ample off road parking over the block paved driveway and garage access. At the rear is a landscaped and tiered garden with paved seating area near to property and treated sleeper flower bed to side.

This property must be seen to be appreciated. AF 29/8/24 V3 EPC=D







Approach

Via large block paved driveway to frontage, block paved step to porch.

Porch

Double glazed sliding patio door giving entrance to:

Hallway

Single glazed timber framed front door with single glazed panel to side, ceiling spotlights, stairs to first floor accommodation with storage under, central heating radiator, solid oak herringbone flooring. Updated doors throughout the property apart from the ground floor w.c. which is a saloon style folding door.

Lounge 11'1" x 10'9" min 12'9" max into bay (3.4 x 3.3 min 3.9 max into bay)

Double glazed bay window to front, ceiling spotlights, central heating radiator.

Open plan breakfast kitchen/family area 17'0" min 20'11" max x 14'5" min

27'2" max (5.2 min 6.4 max x 4.4 min 8.3 max)

Family area

Ceiling spotlights, exposed feature brick wall to one side, reclaimed pallet wall, central heating radiator, solid oak herringbone flooring leading to the custom built stairs with underlighting, access into utility.

Utility 7'6" x 6'10" (2.3 x 2.1)

Double glazed door to side, ceiling light point, composite one and a half bowl sink and drainer, additional cupboards, access to ground floor w.c., solid oak herringbone flooring.

Ground floor w.c.

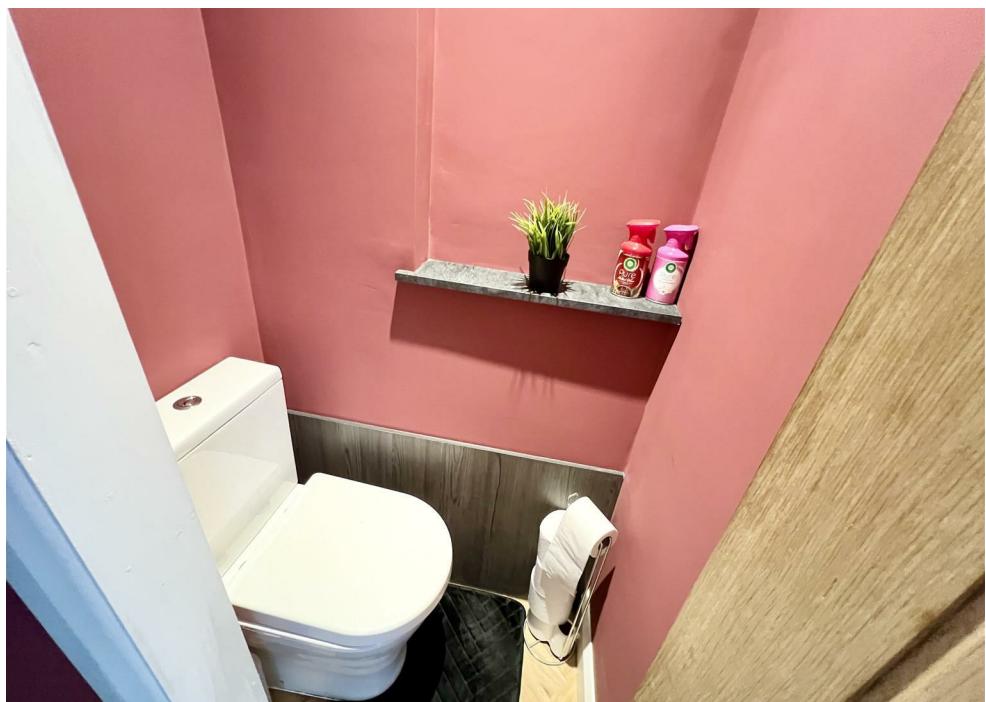
Low level w.c., ceiling spotlight with extractor, solid oak herringbone flooring.

Breakfast kitchen area

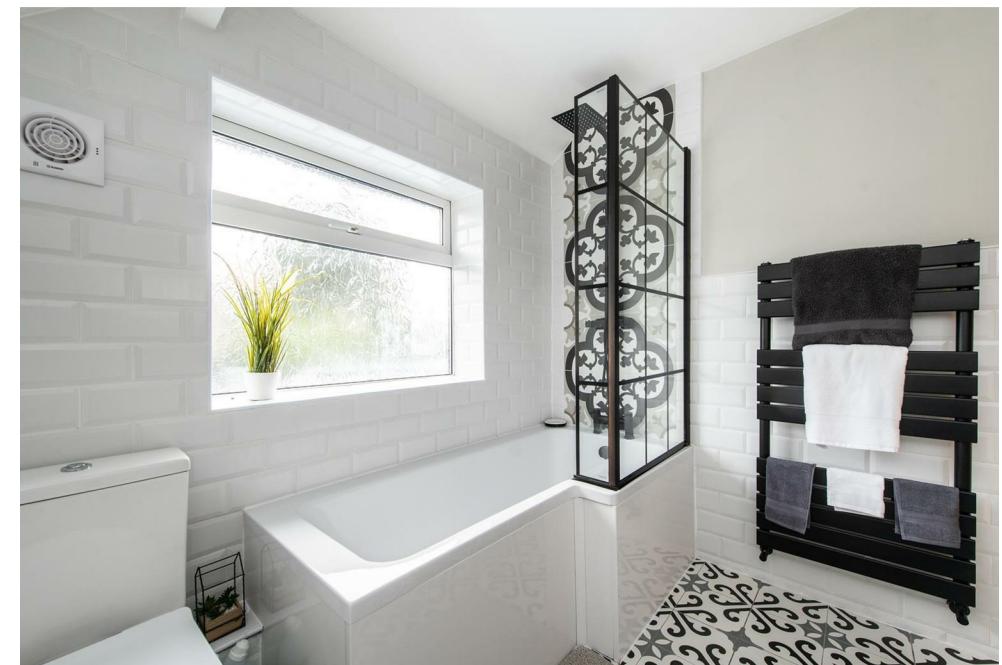
Impressive lantern with fully glazed unit, concealed LED lighting, ceiling spotlights, hanging light feature above centre island breakfast bar, custom built James Christian kitchen which includes built in bridge freezer, microwave, electric oven, Range Master five ring hob on the centre island also having ample storage, scaffolding boards cut to create seating area, built in dishwasher, composite sink and drainer, further range of wall and base units, custom built scaffolding board shelving with downlights, herringbone vinyl flooring.











Living area

This is open plan across to the living area and opens out at the rear of the property ideal for entertaining, speakers above the custom built fitted bifolds, solid oak herringbone flooring, vertical radiators, reclaimed pallet feature wall.

First floor landing

Accessed via stairs with custom made balustrade with glass panels, ceiling light point, loft access hatch.

Bedroom one 11'1" x 10'9" min 134'6" max into bay (3.4 x 3.3 min 41 max into bay)

Double glazed bay window to front, ceiling spotlights, central heating radiator.

Bedroom two 11'1" x 10'9" (3.4 x 3.3)

Double glazed window to rear, ceiling spotlights, feature brick wall, central heating radiator.

Bedroom three 12'5" max 14'9" max (3.8 max 4.5 max)

Double glazed window to front, ceiling light point, central heating radiator, storage to side.

House bathroom

Double glazed window to rear, ceiling light point, wall mounted extractor, subway tiled walls around the P shaped bath with shower over with double head shower attachment, further part tiled walls, custom built floating wash hand basin, recessed shelf to wall with spotlight, tiled flooring, low level w.c., central heating towel radiator.

Rear garden

Landscaped garden accessed via the bifold doors, Indian paving slabbed patio area with the slabs continuing to steps and path way through first tiered section with lawn area to either side with slate borders and step to second tiered area with lawn and retained by treated sleepers.

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. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

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.

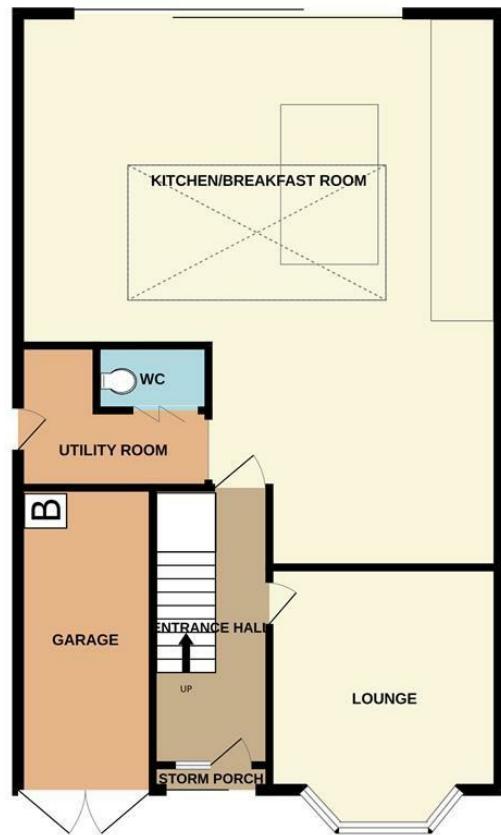








GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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