



63 Abbey Road  
Halesowen,  
West Midlands B63 2HF

*Guide Price £265,000*

*...doing things differently*

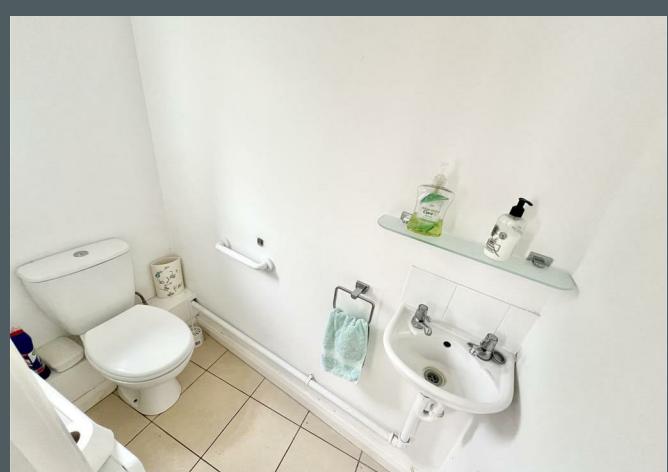


Offered for sale with NO ONWARD CHAIN! a spacious and well appointed three bed semi detached family home situated in a highly desirable area, well placed for good local schools, great transport links and near to an abundance of local shops and amenities.

The layout in brief comprises entrance porch, hallway, a well proportioned lounge, rear facing dining room and kitchen, off the kitchen is internal access into the garage, at the rear of the garage is the utility area and access to the ground floor w.c. Heading upstairs is a pleasant landing, two good sized double bedrooms, third bedroom and the house bathroom.

Externally the property offers off road parking and garage access through the side open doors. At the rear of the property is a large garden with multiple seating areas, mature shrub borders, and stunning views heading away. AF 15/7/24 V1 EPC=D







### Approach

Block paved driveway leading to split opening garage door, paved footpath and steps leading down to front door, mature front lawn and garden with flower borders and edging, second lower tier flower garden.

### Entrance hall

Composite front door, timber framed double glazed window to side, ceiling light point, electric storage heater, stairs to first floor accommodation.

### Lounge 12'5" x 16'0" (3.8 x 4.9)

Ceiling light point, decorative coving, feature fireplace, double glazed window to rear.

### Dining room 9'10" x 8'10" (3.0 x 2.7)

Timber framed double glazed window to rear, ceiling light point, decorative coving, central heating radiator, wooden flooring, access to kitchen.

### Kitchen 8'6" x 10'2" (2.6 x 3.1)

Double glazed window to front, ceiling spotlights, range of wall and base units, part tiled walls, wood units with stone effect work top, stainless steel sink and drainer, four ring gas hob with extractor, gas double oven, space for fridge freezer, tiled flooring, pantry with double glazed window to front, wall mounted light and combination boiler. Internal door to garage.









**Garage 10'2" max 9'2" min x 13'1" (3.1 max 2.8 min x 4.0)**

Two thirds split opening door, ceiling light point, door to rear down steps to the utility area.

**Utility area 5'10" x 7'6" (1.8 x 2.3)**

Double glazed window, composite double glazed door, ceiling light point, wood effect laminate flooring, access to ground floor w.c. and door to rear garden.

**Ground floor w.c.**

Double glazed window to rear, ceiling light point, electric heater/radiator, low level w.c., wash hand basin, tiled flooring.

**First floor landing**

Double glazed window to front, ceiling light point, access to bedrooms and house bathroom.

**Bedroom one 11'5" x 11'1" (3.5 x 3.4)**

Double glazed window to rear, ceiling light point, electric storage heater.

**Bedroom two 9'6" x 11'5" (2.9 x 3.5)**

Double glazed window to rear, ceiling light point, electric storage heater and loft access.

**Bedroom three 8'2" x 7'10" (2.5 x 2.4)**

Double glazed window to front, ceiling light point, electric storage heater, built in storage cupboard.

**House bathroom**

Two double glazed windows to side, ceiling light point, central heating radiator, tiled walls and floor, electric shower over bath, wash hand basin with storage beneath, low level w.c.

**Rear garden**

Block paved seating area with pergola, good sized lawn with mature borders, raised sleeper flower beds, paved footpath to rear of the garden with additional lawn and gravelled area with mature shrubs and a second mosaic

designed seating area and space for shed, gate to rear.

## 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 B

## 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.

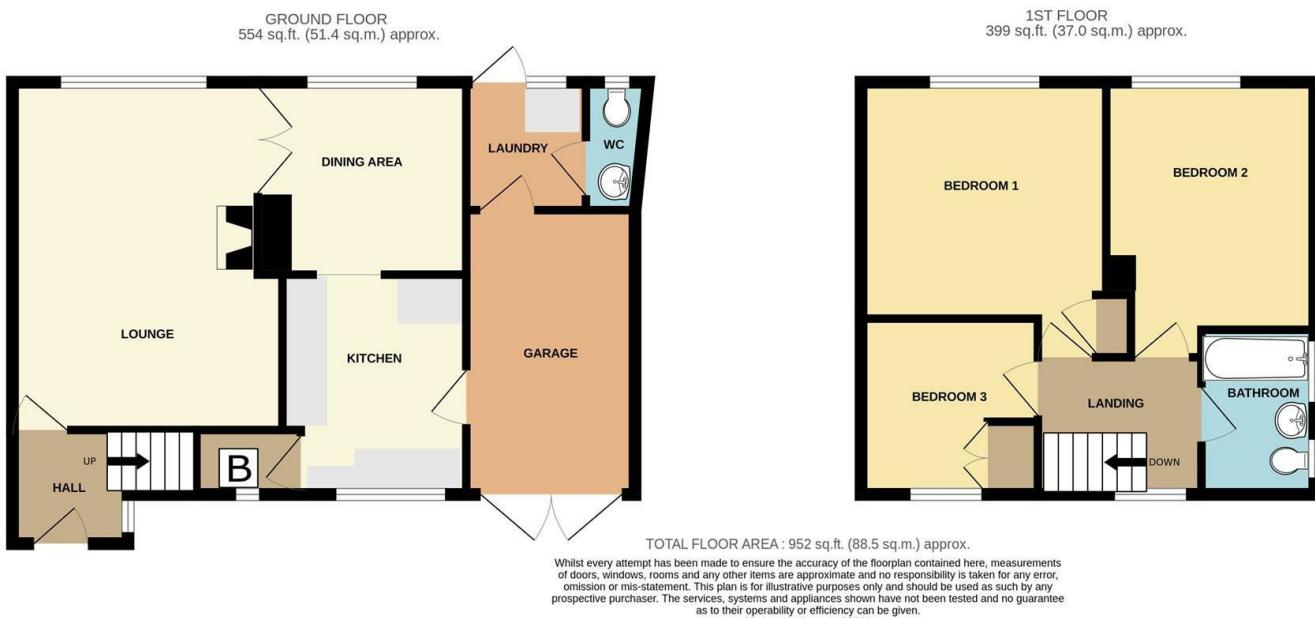
## Referral Fees

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.



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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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