



9 Oxenton Croft
Halesowen,
West Midlands B63 1JX
Offers In Excess Of £270,000

...doing things differently



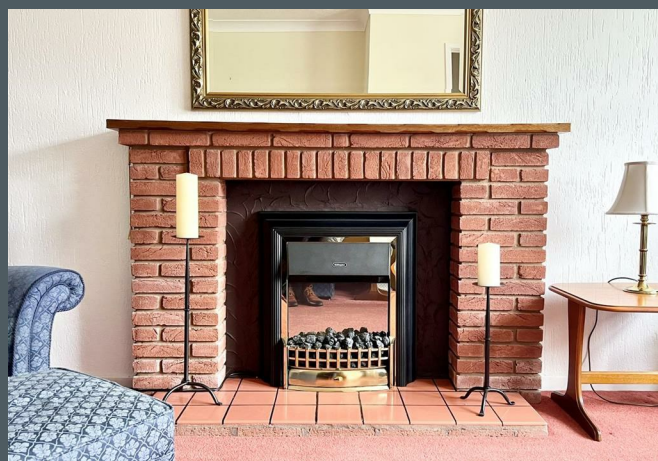
Offered for sale with No Onward Chain! A well proportioned three bed semi detached family home located in a highly popular location of Halesowen. This property offers great potential for a family to put their own stamp on a great home and also offers potential for an extension over the garage subject to usual planning permissions and consents. Oxenton Croft is well placed for good local schools, good transport links, and near to the town centre of Halesowen.

The layout in brief comprises of entrance porch, hallway with stairs leading to first floor, a spacious front facing lounge with feature fireplace, good sized kitchen/diner with sliding doors leading out to rear garden, generous utility/laundry room which also provides access internally to the garage. Heading upstairs is a pleasant landing with loft access hatch and boiler/store cupboard, two good sized double bedrooms, third bedroom and the house bathroom. Externally the property offers road parking with garage access and side access gate to rear. At the rear of the property is a mature garden with paved seating area near to property and space for shed at the base of the garden.

Viewing is highly advised!

AF 30/5/24 V1 EPC=D





**Approach**

Via block paved driveway, small mature front garden with flower borders and shrubbery centre.

Porch

Double glazed front door with double glazed windows to sides, wall light point, tiled flooring.

Entrance hallway

Wall light point, stairs to first floor accommodation, central heating radiator.

Lounge 11'9" max 9'10" min x 15'1" (3.6 max 3.0 min x 4.6)

Double glazed bow window to front, wall light points, feature electric fireplace, central heating radiator.

Kitchen diner 15'1" x 10'5" (4.6 x 3.2)

Double glazed window in kitchen area and sliding double glazed doors to rear garden, wall and ceiling lighting, central heating radiator, range of wall and base units with stone effect work top, sink and drainer, space for cooker, built in fridge, breakfast bar with seating, access to pantry. Kitchen leads to utility area.







Utility 7'10" x 10'2" (2.4 x 3.1)

Double glazed door to side, double glazed window to rear, ceiling light point, base units and space for appliances, stone effect work top, stainless steel sink and drainer, central heating radiator, vinyl flooring and access into garage.

First floor landing

Double glazed window to side, access via hatch to part boarded loft space ideal for storage and having lighting, ceiling light point, cupboard housing central heating boiler, additional storage cupboard.

Bedroom one 8'6" x 13'9" (2.6 x 4.2)

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

Bedroom two 8'6" x 12'1" into recess (2.6 x 3.7 into recess)

Double glazed window to rear, ceiling light point, central heating radiator, recess with potential for built in wardrobe.

Bedroom three 6'6" x 9'10" (2.0 x 3.0)

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

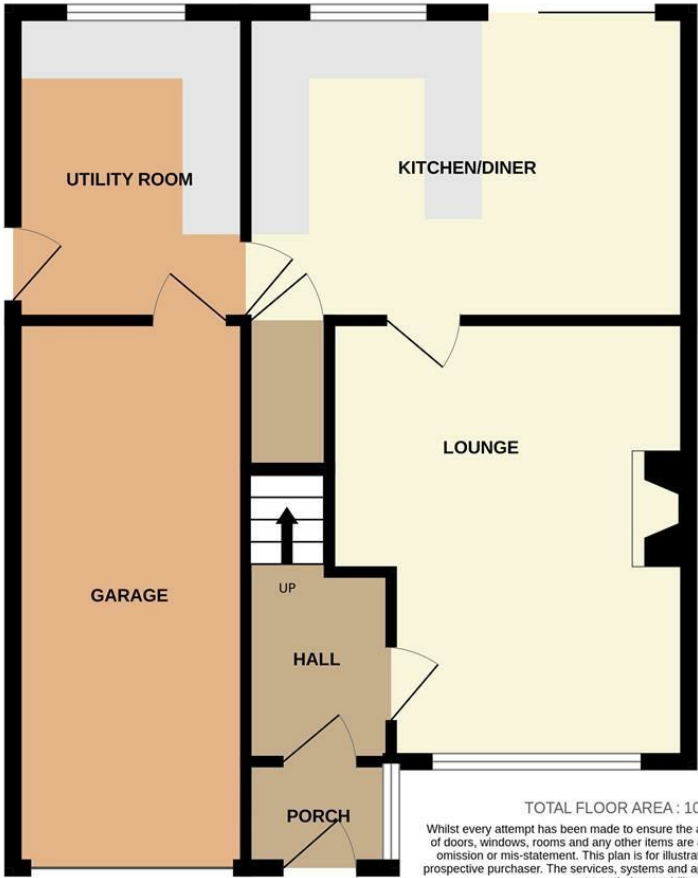
House bathroom

Double glazed window to rear, ceiling light point, bath with shower over, tiled surround, wash hand basin, low level w.c., half tiled walls, central heating radiator, vinyl flooring.

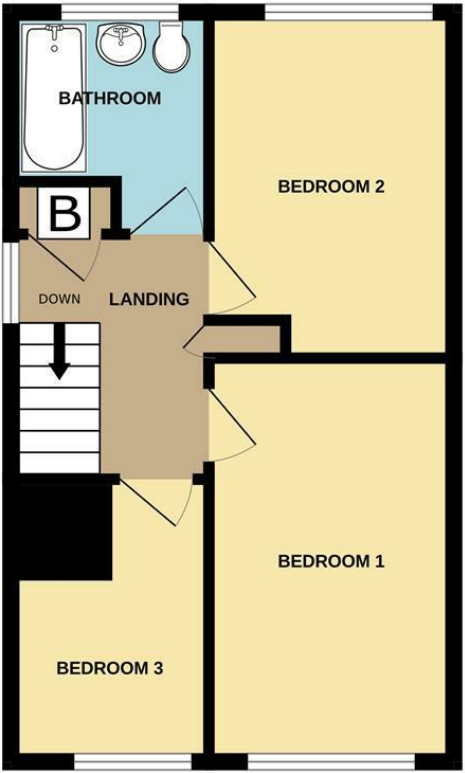
Rear garden

Good sized paved patio area, mature shrub borders to both sides, footpath leading to lawn, rockery, flower beds and space for a shed to the rear of the garden.

GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 1015 sq.ft. (94.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Garage

Up and over door to front.

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 C

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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