



12 Church Vale
West Bromwich,
West Midlands B71 4DD
Guide Price £230,000

...doing things differently

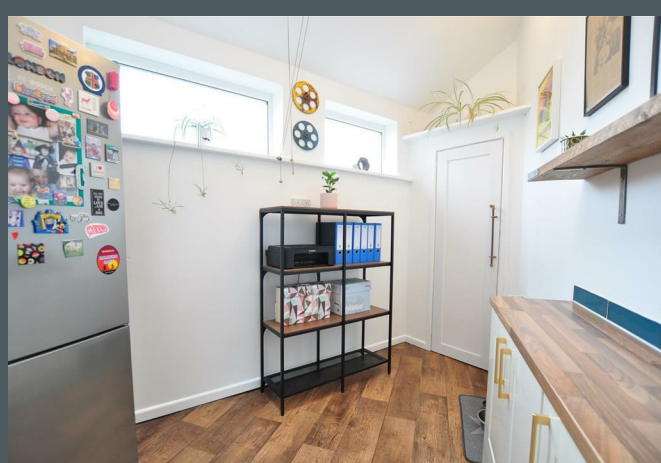
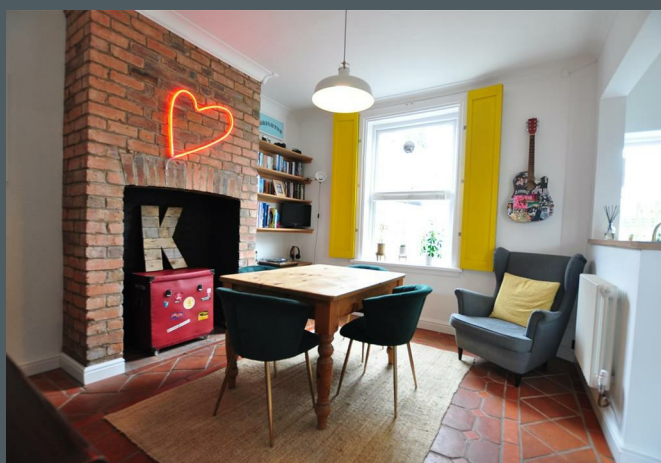


VIEWINGS ARE HIGHLY RECOMMENDED FOR THIS WELL PROPORTIONED CHARACTERFUL END TERRACED PROPERTY. The accommodation is spread across three floors and benefits from being extended to the side and situated just a stone's throw away from Dartmouth Park and Lake. This wonderful home has good transport links nearby and comprises of lounge, dining area, kitchen, utility room, cellar, two bedrooms and a good sized en-suite. Stairs leading to second floor accommodation offering a good sized bedroom, office room and shower room. Outside there is secluded rear garden with a combination of slabbed patio areas, lawn and decking area. For viewing enquiries please contact the Halesowen office on 0121 550 5400. TB 28/2/22 V2 EPC=D



Lex Allan Grove loves...
the modern characterful
interior







Approach

Via a block paved pathway leading to front door, hedged front garden.

Lounge 12'1" x 12'1" max (3.7 x 3.7 max)

Gas fire, t.v. point, double glazed sash window to front, central heating radiator, door to cellar and dining area.

Dining area 13'1" x 11'1" (4.0 x 3.4)

Quarry tiled floor, double glazed sash window to rear, central heating radiator.

Kitchen area 9'10" x 7'10" (3.0 x 2.4)

Range of wall and base units, integrated oven and hob, sink unit and drainer, integrated dishwasher, extractor fan, splashback tiling, patio door to rear garden, entrance to utility area.

Utility area 11'1" max x 8'10" max (3.4 max x 2.7 max)

Base units, central heating radiator, two double glazed frosted windows to side, double glazed velux window to side, built in store.

First floor landing

Double glazed window to side, stairs to second floor and doors radiating to:

Bedroom one 13'1" x 12'1" max (4.0 x 3.7 max)

Double glazed window to rear, central heating radiator, door to:











En-suite

Heated towel rail, free standing bath, ornamental fireplace, wash hand basin with mixer taps, w.c., double glazed windows to rear, built in storage cupboard housing boiler.

Bedroom three 9'2" x 10'2" min (2.8 x 3.1 min)

Double glazed sash window to front, central heating radiator, under stairs storage cupboard.

Second floor landing

Door leading to shower room, office room and bedroom two.

Bedroom two 13'1" x 9'2" (4.0 x 2.8)

Double glazed window to rear, central heating radiator, built in storage cupboard.

Office room 8'10" max x 9'10" max (2.7 max x 3.0 max)

Double glazed velux window to front, central heating radiator, shower room, double glazed velux window to front.

Shower room

With w.c., wash hand basin, splashbacks and enclosed shower, extractor fan, spotlights.

Cellar 11'1" x 5'10" (3.4 x 1.8)

Timber cladding throughout.

Rear garden

There is a slabbed patio area with steps leading to lawned garden. To the rear is block paved steps leading to decking area with timber constructed shed. Please note that number 10 Church Vale has right of access through the rear of the property.

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.

Money Laundering Regulations

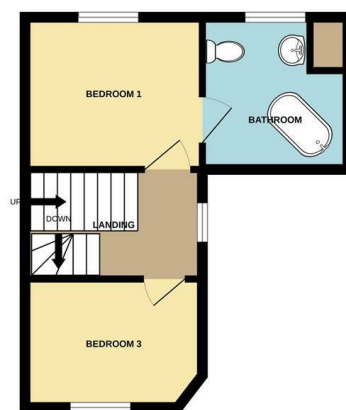
In order to comply with Money Laundering



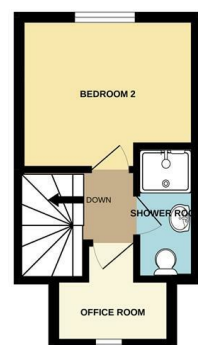
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.
Made with Metropix 6/2022



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 Mr Tony Lowe of Green Street Surveys 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 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct 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.

AGENTS NOTE

The property comes with two parking permits, one with registration on car and the other is visitor. £50 pound per annum for the allocated to registration permit, visitor parking permit reduced so less than £50 per annum the exact cost is to be confirmed.

Council Tax Banding

Tax Band is B

IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.



**LexAllan
Grove**

Lex Allan Grove Estate Agents
18 Hagley Road, Halesowen
West Midlands B63 4RG

0121 550 5400
lexallangrove.com
info@lexallangrove.com