



41 Greenways
Halesowen,
West Midlands B63 2JT
Offers Over £278,000

...doing things differently



Welcome to Greenways, Halesowen - a charming location that could be the perfect setting for your new home! This delightful semi-detached house boasts not only a prime location but also a range of fantastic features that are sure to catch your eye.

As you step inside, you'll be greeted by a light and airy hallway, a spacious lounge, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make themselves at home. The property also offers the convenience of two bathrooms, ensuring that the morning rush is a thing of the past.

One of the standout features of this property is the fully refurbished interior, offering a modern and stylish living space that is ready for you to move in and make your mark. The large driveway provides parking for 4/5 vehicles, making coming home a breeze.

Step outside into the landscaped garden, a tranquil oasis where you can enjoy the fresh air and soak up the sunshine. Whether you have a green thumb or simply enjoy al fresco dining, this outdoor space is sure to be a highlight of the property.

Don't miss out on the opportunity to make this 3-bed semi-detached house in Greenways your new home. With its convenient location, modern amenities, and charming features, this property has all the makings of a dream home. Book a viewing today and start envisioning the wonderful memories you could create in this lovely abode. AF 24/6/24 V1 EPC=D







Approach

Via driveway offering parking for numerous vehicles, outside tap, side access front door with double glazed insert.

Entrance hall

Ceiling spotlights, vertical central heating radiator, stairs to first floor accommodation, vinyl tiled flooring.

Kitchen 8'10" x 9'10" (2.7 x 3.0)

Double glazed window to front, ceiling light point, range of wall and base units with wood effect work surface, Neff Induction hob, extractor fan, Neff double oven and built in dishwasher, stainless steel splashback, one and a half bowl sink and drainer, space for fridge freezer and built in washing machine, tiled effect vinyl flooring and opening into dining area which previously was the garage.

Dining area 7'6" x 14'9" (2.3 x 4.5)

Double glazed window to front, ceiling light point, central heating radiator, vinyl tiled flooring, storage cupboard to rear.

Lounge 10'9" x 17'0" (3.3 x 5.2)

Double glazed window to rear, double glazed door to rear garden, ceiling light point, vertical central heating radiator, electric fire point.

First floor landing

Ceiling spotlights, airing cupboard, loft access hatch.











Bedroom one 13'1" into wardrobe x 10'9". (4.0 into wardrobe x 3.3.)

Double glazed window to rear, ceiling light point, central heating radiator, built in storage and access to en-suite shower room.

En-suite

Ceiling spotlights, extractor, shower cubicle, splash panels, low level w.c., wash hand basin with splashback and storage beneath, vertical central heating towel radiator, vinyl flooring.

Bedroom two 9'6" x 8'10" into wardrobes (2.9 x 2.7 into wardrobes)

Double glazed window to front, ceiling light point, built in wardrobes, vertical central heating radiator.

Bedroom three 7'2" x 8'10" (2.2 x 2.7)

Double glazed window to front, ceiling light point, built in wardrobes, shelved storage and vertical central heating radiator.

Shower room

Shower cubicle with splash panels, ceiling spotlights with

built in extractor, frosted window to side, wash hand basin with splashback and built in storage below, low level w.c., heated towel radiator, vinyl tiled flooring.

Rear garden

Two paved patio areas outdoor electrical socket, storage to side and side access to front, gravel and slabbed areas bordered by sleepers and shrubbery to either side and a further seating area to 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.

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.

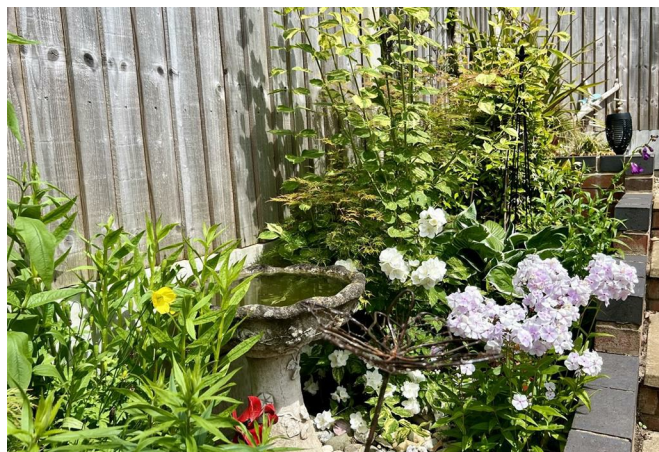
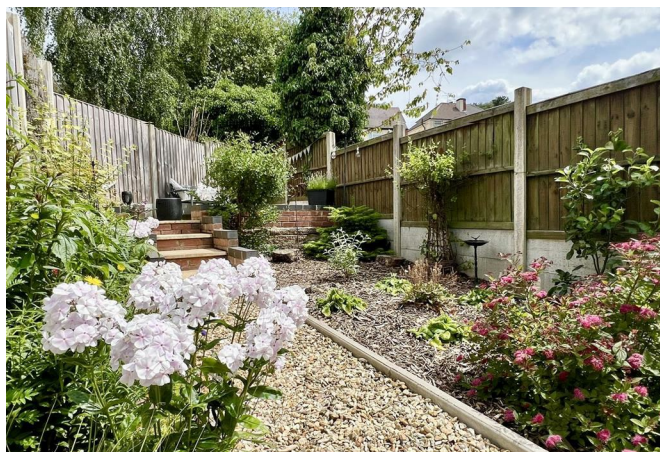
Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

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.



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 do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan 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. 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 or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

18 Hagley Road, Halesowen, West Midlands, B63 4RG

info@lexallanandgrove.com

0121 550 5400

www.lexallanandgrove.com

**LexAllan
Grove**

local knowledge exceptional service