



4 Lowfield Close
Halesowen,
West Midlands B62 0EZ

Offers In The Region Of £280,000

...doing things differently



A truly well presented and thoughtfully updated three bedroomed semi detached family home. Ideally located for access to great transport links, popular local schools and near to an abundance of local shops and amenities. Lowfield Close is ideal for young families and first time buyers.

The layout in brief comprises of entrance hall, spacious front facing lounge with stairs leading to first floor, a well proportioned kitchen and diner with side door leading out to rear. Heading upstairs is a pleasant landing, an immaculate main bedroom, generous second double bedroom, a third bedroom and the refurbished house bathroom.

Externally the property offers ample off road parking over the block paved driveway, with garage, Charge point EV charger, and side access to rear. At the rear of the property is a low maintenance garden with gravelled seating area near to property. AF 31/10/24 V1 EPC=C







Approach

Via block paved driveway edged with sleepers and has solar panel down lighters offering parking for two vehicles, access to garage, EV charging point, side access to rear.

Entrance porch

Double glazed door, ceiling light point, double glazed window to side, access to:

Lounge 10'9" x 14'9" (3.3 x 4.5)

Double glazed window to front, wall mounted lighting, central heating radiator, wood effect laminate flooring, stairs to first floor accommodation.

Kitchen diner 8'6" x 18'8" (2.6 x 5.7)

Two double glazed windows to rear, double glazed obscured door to side, range of wall and base units, stone effect work top, stainless steel sink and drainer, electric hob, oven, space for dishwasher and washing machine, space for fridge freezer, breakfast bar. tiled splashback, ceiling light point. Dining area has wall mounted lighting, central heating radiator, wood effect laminate flooring.

First floor landing

Ceiling light point, double glazed window to side, loft access hatch.

Bedroom one 9'10" x 13'5" (3.0 x 4.1)

Double glazed window to front, ceiling light point, central heating radiator, wood effect laminate flooring.





Bedroom two 9'10" x 8'10" min 10'5" max (3.0 x 2.7 min 3.2 max)

Double glazed window to rear, ceiling light point, central heating radiator, built in store cupboard.

Bedroom three 8'6" x 8'6" (2.6 x 2.6)

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

House bathroom

Double glazed obscured window to rear, ceiling spotlights, P shaped bath with shower over, low level w.c., wash hand basin with cabinet beneath, two tiled walls, central heating towel radiator, vinyl tile flooring.

Rear garden

Gravelled seating area, paved footpath, lawn area, mature borders, side access to front.

Garage 8'2" x 13'5" excluding recess (2.5 x 4.1 excluding recess)

Having 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

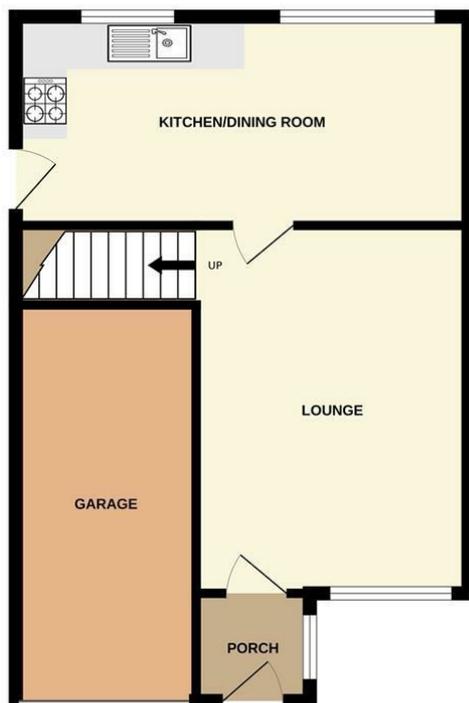
conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly 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.

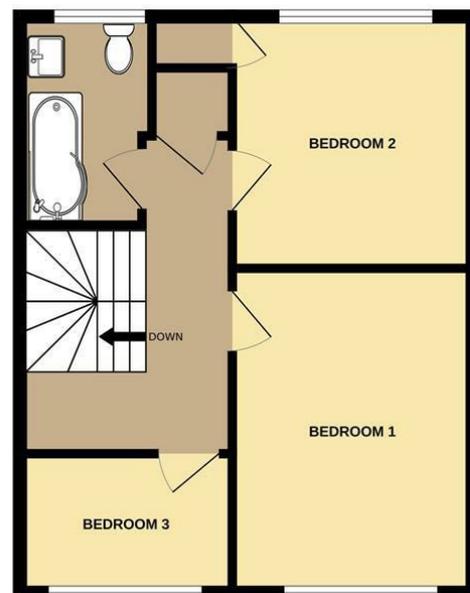
The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will

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.

GROUND FLOOR



1ST 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.
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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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