



136 Blakedown Road  
Halesowen,  
West Midlands B63 4QL

*Offers In The Region Of £279,000*

*...doing things differently*

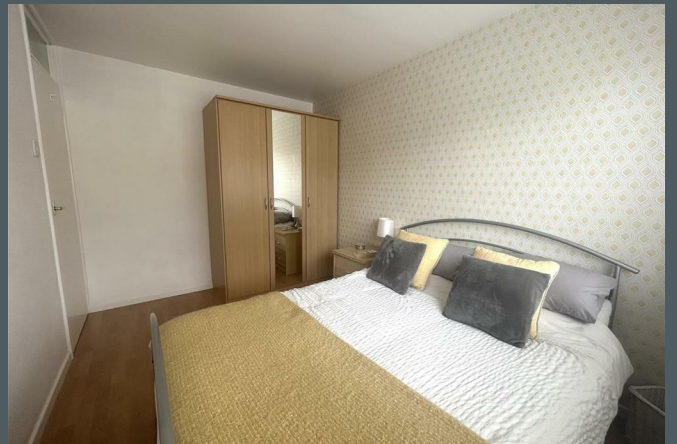


\*\*\*NO UPWARD CHAIN\*\*\*STUNNING PROPERTY\*\*\*IDEAL FAMILY HOME\*\*\*

A beautifully EXTENDED home being offered with NO UPWARD CHAIN. This well presented three bedroom semi detached has been greatly cared for over the years and is situated in the popular Huntlands Estate close to local amenities and commuter links. The property comprises of driveway to front giving access to garage, extended sitting room, lounge, extended kitchen/diner, three good sized bedrooms, house bathroom with separate w.c. and finally a beautifully maintained garden to the rear making this property a must view. DW 7.7.23 V1 EPC=D







#### **Approach**

Via block paved driveway offering parking leading to the front door and garage

#### **Extended Sitting Room 15'8" x 10'9" (4.8 x 3.3)**

Double glazed window to front, under stairs storage and additional storage cupboard, stairs to first floor accommodation, central heating radiator.

#### **Lounge 15'8" x 11'1" (4.8m x 3.4m)**

Double glazed sliding doors and laminate flooring, fireplace and surround, central heating radiator.

#### **Extended Kitchen/Diner 22'11" x 7'10" (7.0 x 2.4)**

A range of wall and base units with work surface over incorporating sink and tap, space and plumbing for washing machine/dryer, dishwasher and integrated fridge/freezer, central heating radiator, double glazed window to side and rear and door leading to the garden.

#### **First floor landing**

With loft access and pull down ladder. The loft is currently boarded.









**Bedroom One 12'9" x 10'9" (3.9 x 3.3)**

Double glazed window, central heating radiator and wardrobes.

**Bedroom Two 7'10" x 7'10" (2.4 x 2.4)**

Double glazed window, central heating radiator and laminate flooring.

**Bedroom Three 11'5" x 7'10" (3.5 x 2.4)**

Double glazed window, central heating radiator, laminate flooring and built in robe.

**Separate w.c.**

Double glazed obscured window, low level flush w.c., part tiling to walls.

**House bathroom**

Double glazed obscured window, panelled bath with mixer tap and hand held shower head over, pedestal wash hand basin, separate shower cubicle, tiling to walls, chrome heated towel rail.

**Rear Garden**

With patio area, lawn with various plants and shrubs, timber shed and side gated access.

**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 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.

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.

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