



26 Glendale Close
Halesowen,
West Midlands B63 3LD

Offers In The Region Of £259,950

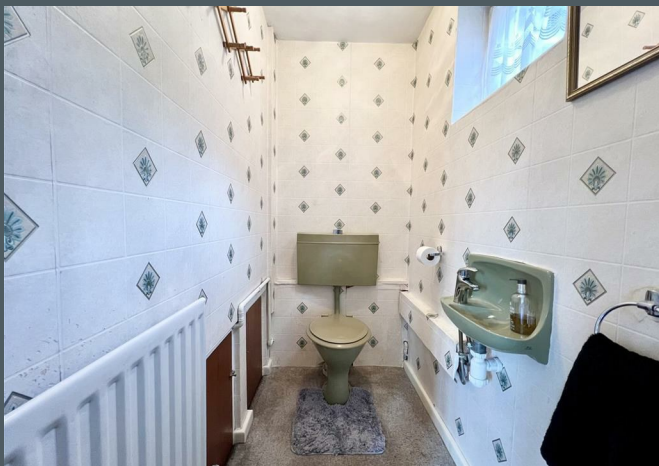
...doing things differently



A spacious three bedroom semi detached family home in a highly sought after location in Halesowen. Glendale Close is well placed for access to very popular local schools, good transport links, and close to an abundance of local shops and amenities.

The property comprises of entrance porch, entrance hall, lounge and dining area, breakfast kitchen, three bedrooms and house bathroom. Outside there is a detached garage and attractively laid out rear garden. Viewing highly recommended. AF 9/9/24 V5 EPC=D







Approach

Via tarmac driveway to front with mature garden wrapping around the plot of the property. The driveway provides access to garage with steps to front door. Timber framed front door with stained glass inserts with timber framed window to side leading into:

Entrance hall

Having ceiling light point, stairs to first floor accommodation, access to w.c., side access door, central heating radiator, access to reception area and breakfast kitchen.

Lounge area 10'2" x 14'9" (3.1 x 4.5)

Double glazed window to front, two ceiling light points, feature fireplace, central heating radiator, archway leading through to dining area.

Dining area 8'2" x 8'10" (2.5 x 2.7)

Double glazed window to side, ceiling light point, central heating radiator, door leading to breakfast kitchen.

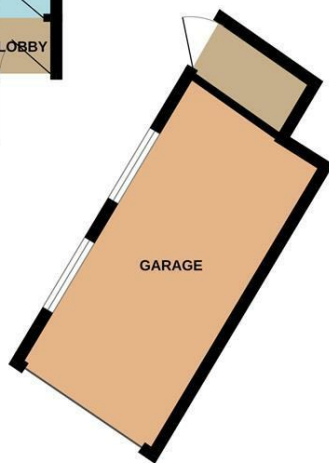
Breakfast kitchen 14'9" x 8'10" min 10'5" max (4.5 x 2.7 min 3.2 max)

Double glazed window to rear overlooking rear garden, ceiling lights, wall and base units with granite work top, tiled surround splashbacks, stainless steel double bowl sink and drainer, wooden cabinets, space for cooker, extractor above, central heating boiler, space for fridge freezer, built in double oven, tiled flooring, breakfast bar area and provides access into under stairs store cupboard with plumbing for dishwasher and shelving.





GROUND FLOOR
599 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 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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First floor gallery landing

Double glazed window to rear, loft access with pull down hatch, storage cupboard over stair bulk head, airing cupboard and doors radiating to:

Bedroom one 10'2" into wardrobes x 10'9" (3.1 into wardrobes x 3.3)

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

Bedroom two 9'6" x 10'5" (2.9 x 3.2)

Double glazed window to side, ceiling light point, central heating radiator and built in wardrobes.

Bedroom three 6'10" x 6'10" (2.1 x 2.1)

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

House bathroom

Large shower, double glazed window to side, ceiling light point, majority tiled walls, low level flush w.c., wash hand basin, central heating radiator, vinyl flooring.

Rear garden

Paved seating area, raised lawn and beds with mature shrubs, access via gate to front.

Detached garage 8'2" x 16'0" (2.5 x 4.9)

Up and over door with internal lighting.

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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