



21 Brookwillow Road  
Halesowen,  
West Midlands B63 1BS

*Offers In Excess Of £295,000*

*...doing things differently*



This fabulous family home sits in a much sought after residential area a stones throw from Lutley Primary School.

The property offers quality accommodation throughout and comprises of a porch, welcoming reception hall, front facing dining room, a kitchen with access to an under stairs pantry and rear facing utility, a rear facing lounge with patio doors opening onto a pleasant lawned garden. To the first floor there are two double bedrooms, third single bedroom, a wonderful family bathroom and separate w.c. room. Detached from the property is a garage accessed via shared approach. There is parking to the front for several cars. This home ticks all the boxes.

Please call to arrange your viewing at the earliest opportunity to avoid disappointment. JH  
13/12/24 V2







## Approach

Via tarmac driveway to the side leading to garage and driveway to the front providing parking area, brick wall surrounding raised bed housing a variety of shrubs, slabbed step to front door with metal railings.

## Porch

Double glazed patio sliding door with two side panels.

## Entrance hall

Obscured front door with side panels, central heating radiator, stairs to first floor accommodation, doors to two reception rooms and kitchen, ceiling light point.

## Reception room one 10'9" min 12'1" max x 11'9" (3.3 min 3.7 max x 3.6)

Double glazed bow window to front, decorative coving to ceiling, central heating radiator, built in shelving area, feature fireplace.

## Reception room two 10'9" min 12'1" max x 13'5" (3.3 min 3.7 max x 4.1)

Sliding patio doors, coving to ceiling, central heating radiator, feature fireplace, t.v. point, service hatch to kitchen.

## Kitchen 10'5" x 7'10" (3.2 x 2.4)

Double glazed window to rear, obscured door to utility area, double glazed obscured window to side, serving hatch to reception room two, central heating radiator, door to pantry, single sink with drainer, matching wall and base units with wooden surface over, newly installed central heating boiler as of September 2022, gas hob and oven with grill over, space for fridge.



### **Pantry**

Double glazed obscured window to side, housing fuse box and built in shelving.

### **Utility area 4'3" x 6'6" (1.3 x 2.0)**

Space for washer and dryer, double glazed door to rear.

### **First floor landing**

Double glazed obscured window to side, access to loft, doors to bedrooms, bathroom and separate w.c.

### **Bedroom one 12'1" x 12'1" (3.7 x 3.7)**

Double glazed window to front, central heating radiator.

### **Bedroom two 11'9" max 11'5" min x 13'5" (3.6 max 3.5 min x 4.1)**

Double glazed window to rear, central heating radiator.

### **Bedroom three 7'10" x 7'10" (2.4 x 2.4)**

Double glazed window to front, central heating radiator.

### **Bathroom**

Two double glazed obscured windows to rear, complementary tiling to walls, built in bath with mixer tap, vanity wash hand basin with tap, built in shower cubicle, vertical towel radiator.

### **Separate w.c.**

Low level flush w.c., double glazed obscured window to side.

### **Rear garden**

Slabbed patio area leading to outhouse with w.c., lawn area surrounded by fencing, to the rear of the garden is space for shed.

### **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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