



55 Fallowfield Road  
Halesowen,  
West Midlands B63 1BZ

*Asking Price £375,000*

*...doing things differently*



**NO UPWARD CHAIN.** Welcome to this charming semi-detached house located on the desirable Fallowfield Road in Halesowen.

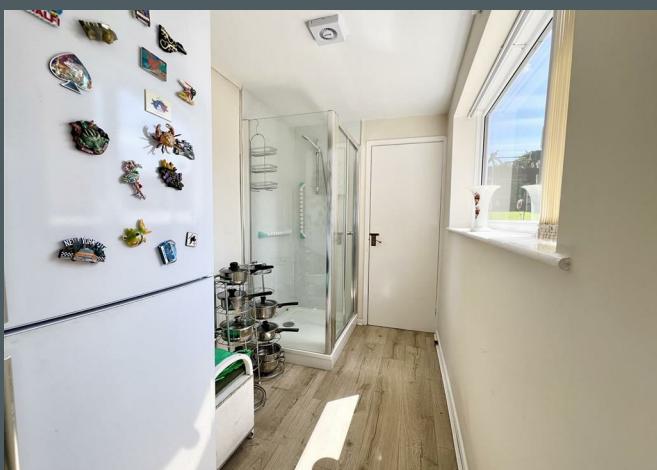
Situated in a sought after area, this house offers a perfect blend of comfort and convenience. Whether you're looking to settle down in a peaceful neighbourhood or seeking a place to call home near local amenities, this property on Fallowfield Road is sure to meet your needs.

The layout in brief comprises of entrance porch, hallway with under stair's storage, a front reception room/ bedroom 4, a large dual aspect lounge & diner, a rear facing kitchen that leads to utility/ shower room and ground floor WC. Upstairs are two good sized bedrooms with built-in wardrobes, a third bedroom, and the house bathroom.

Externally the property offers ample off road parking. At the rear is a large and impressive garden with mature borders and seating area near to property.

Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful community. Contact us today to arrange a viewing and take the first step towards owning your dream home in Halesowen. AF 19/9/24 V3







#### Approach

Via block paved driveway with front lawn and flower borders.

#### Entrance porch

Double glazed front door and double glazed windows to either side, wood effect laminate flooring, ceiling light point.

#### Entrance hallway

Double glazed door and double glazed windows to either side, ceiling light point, stairs to first floor accommodation, under stairs store cupboard, central heating radiator.

#### Lounge diner 11'5" x 24'7" into bay 22'3" min (3.5 x 7.5 into bay 6.8 min )

Double glazed bay window to front, two ceiling light points, feature gas fireplace, double glazed French doors to rear, double glazed vertical windows to either side leading to rear garden, central heating radiator.

#### Front reception room 7'2" x 16'4" (2.2 x 5.0 )

This room was previously the garage and has been converted. Two ceiling light points, loft access, double glazed window to front, central heating radiator.







### **Kitchen 7'2" x 13'5" (2.2 x 4.1)**

Double glazed window to rear, double glazed door to rear, ceiling light point, range of wall and base units with work top over, four ring gas hob, stainless steel sink and drainer, space for fridge and washer, part tiled walls, central heating radiator.

### **Utility/shower room area 5'2" max 3'11" min x 14'1" (1.6 max 1.2 min x 4.3)**

Double glazed window to side, two double glazed doors one to side and one to the rear garden. Shower cubicle with splash panels, ceiling light point, extractor fan, wood effect laminate flooring.

### **Ground floor w.c.**

Double glazed fronted window, ceiling light point, low level w.c., wash hand basin, half tiled walls, wood effect laminate flooring.

### **First floor landing**

Ceiling light, loft access and doors radiating to:

#### **Bedroom one 11'5" x 11'1" (3.5 x 3.4)**

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

#### **Bedroom two 11'5" x 11'1" (3.5 x 3.4)**

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

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

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

### **Bathroom**

Double glazed window to rear, ceiling light

point, bath and separate shower, w.c., wash hand basin, tiled walls, central heating radiator.

#### **Rear garden**

Large paved patio area, tiered up with steps to main lawn area, mature flower borders, footpath to the rear and enclosed with hedges to the rear of the garden.

#### **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 D

#### **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.

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