



107 Fallowfield Road  
Halesowen,  
West Midlands B63 1BY

*Offers In The Region Of £380,000*

*...doing things differently*





A beautifully extended three bedroom Mucklow semi detached home situated in one of the most popular addresses of Halesowen located opposite a woodland copse. The property has block paved driveway, porch, entrance hall, beautifully appointed extended kitchen, extended attractive lounge, separate dining room, three double bedrooms with master en-suite. This house has truly utilised the extension to its best advantage to create three double bedrooms, lovely rear garden, viewing is highly recommended. DAG 19/8/24 V2 EPC=D



***Lex Allan Grove loves...***  
the position of this  
fantastic family home

















### Approach

Via block paved driveway with garden area to side, door leading to:

### Entrance hall

Central heating radiator, wooden flooring, stairs to first floor accommodation, under stairs store cupboard, door leading to:

### Reception room one 12'9" into bay x 11'5" (3.9 into bay x 3.5)

Double glazed bay window to front, central heating radiator, wooden flooring, coving to ceiling.

### Extended lounge 11'5" max 10'5" min x 15'8" (3.5 max 3.2 min x 4.8)

Double glazed patio door to rear, t.v. point, central heating radiator, feature fireplace with electric fire insert, coving to ceiling.

### Extended kitchen 10'5" max 6'10" min x 13'5" (3.2 max 2.1 min x 4.1)

Two double glazed windows to rear, one and a half bowl sink with drainer and mixer tap, five ring gas hob with b filter hood, intergraded oven and microwave, integrated fridge, dishwasher, range of wall and base units with work surfaces over, ceramic tiling to walls. Breakfast area with vertical central heating radiator, space and plumbing for automatic washing machine.









#### **First floor landing**

Having doors radiating to:

#### **Master bedroom 13'5" max 7'2" min x 14'9" (4.1 max 2.2 min x 4.5)**

Two double glazed windows to front, central heating radiator, L shaped room, entrance to en-suite.

#### **En-suite**

Double glazed obscured window to rear, w.c., vanity wash hand basin, shower cubicle, heated towel rail, complementary tiling to walls.

#### **Bedroom two 13'9" into bay x 9'6" to wardrobe (4.2 into bay x 2.9 to wardrobe)**

Double glazed bay window to front, fitted wardrobes, central heating radiator.

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

Double glazed window to rear, central heating radiator.

#### **Bathroom**

Double glazed obscured window to rear, vanity wash hand basin, w.c., bath with electric shower over, complementary tiling to walls, vanity unit, central heating radiator.

#### **Rear garden**

Having block paved patio area, steps to lawn area beyond with mature planted borders, greenhouse/shed, further patio area to rear, shared entry to side.

#### **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

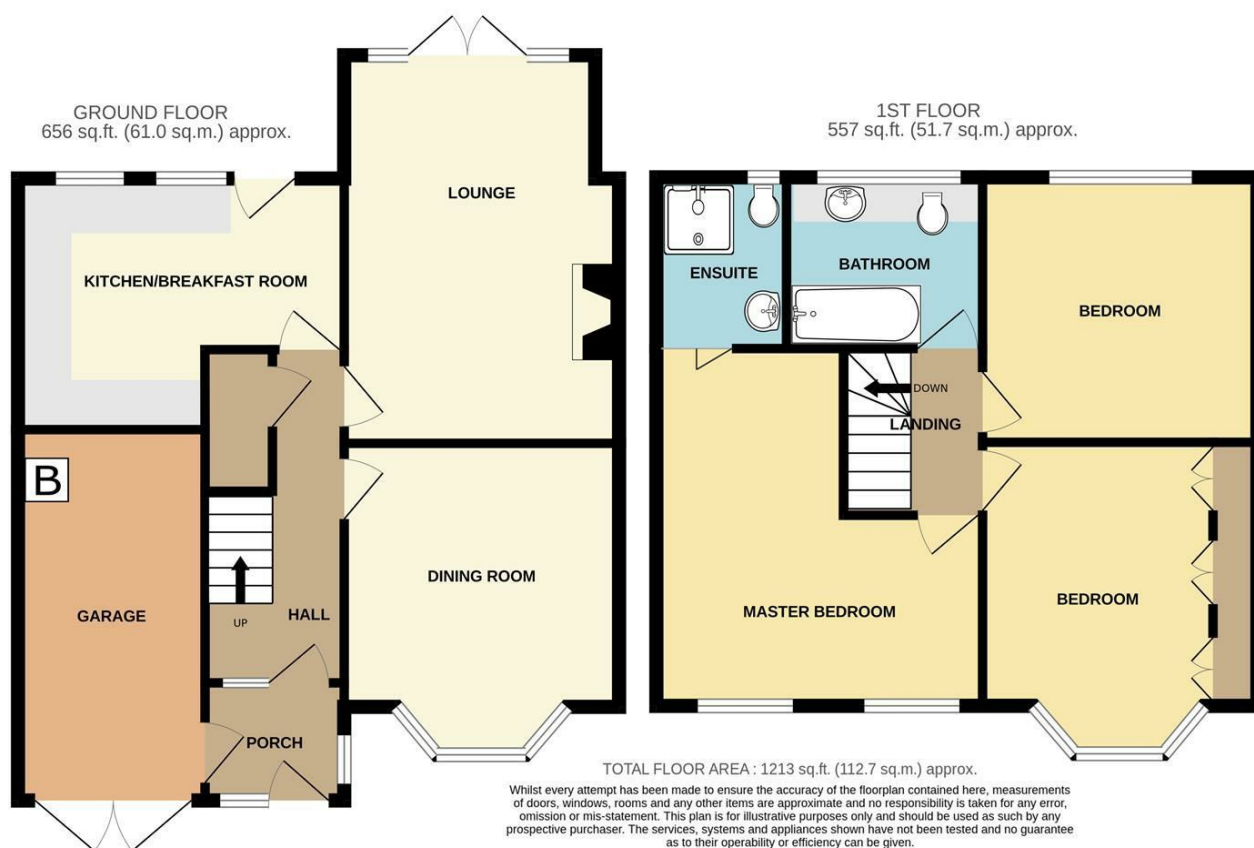
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide 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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**Lex Allan  
Grove**

local knowledge exceptional service