



46 Hall Road  
Smethwick,

West Midlands B67 6SQ

*Offers In The Region Of £300,000*

*...doing things differently*





A three bedroom semi detached family home well located within walking distance from a local park space, local amenities and being a 5 minute drive to the train station. This home comprises ample driveway parking, entrance hallway, lounge, dining space, kitchen, sun room, three bedrooms and house bathroom with pleasant rear garden. CS 24/4/23 V5 EPC=D



**Lex Allan Grove loves...**  
The well maintained rear  
garden













### Approach

This property is approached via paved driveway with fore garden, mature shrubbery and gated access to rear.

### Entrance Hallway

With obscured window next to front door, stairs to first floor, central heating radiator, under stairs storage cupboard with double glazed obscured window to side, space for tumble dryer and internal door leading to:

### Lounge 12'1" min 15'5" into bay x 12'1" max 11'1" min (3.7 min 4.7 into bay x 3.7 max 3.4 min)

With double glazed bay window to front, central heating radiator and feature fireplace with arched alcove into diner.

### Dining Room 11'9" x 11'5" max 8'6" min (3.6 x 3.5 max 2.6 min)

With central heating radiator, feature alcove and sliding patio doors to rear, archway opening into kitchen.

### Kitchen 8'6" x 8'6" (2.6 x 2.6)

With a range of wall and base units, roll top work surfaces, stainless steel double sink with drainer, oven, four ring gas hob, extractor hood, central heating radiator and window into sun room with door.













#### **Sun Room 9'10" x 7'10" (3.0 x 2.4)**

With single glazed window units to side and rear, external side to garden and access to internal storage and downstairs w.c.

#### **Downstairs w.c.**

With w.c.

#### **Stairs to First Floor**

With double glazed obscured window to side, loft access and over stairs storage housing boiler.

#### **Primary Bedroom 11'9" x 12'5" max 10'9" min (3.6 x 3.8 max 3.3 min)**

With double glazed window to front, central heating radiator, fitted storage and feature character open fireplace.

#### **Double Bedroom Two 12'1" x 7'6" (3.7 x 2.3)**

Double glazed window to rear, central heating radiator and mirrored fitted wardrobes.

#### **Bedroom Three 8'10" x 9'2" (2.7 x 2.8)**

Double glazed window to rear and central heating radiator.

#### **House Bathroom**

With obscured double glazed window to front, central heating radiator, tiled walls, pedestal wash hand basin, w.c. and bath with shower over.

#### **Outside**

To the rear, the well proportioned garden has ample lawn space, mature shrubbery, paved patio, two storage sheds, outside tap and fenced boundaries.

#### **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 B



## 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.

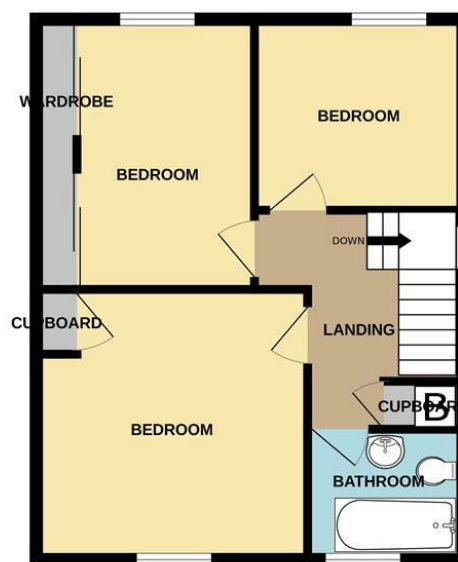
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

GROUND FLOOR



1ST FLOOR



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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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Grove**

local knowledge exceptional service