



85 Toys Lane
Halesowen,
West Midlands B63 2LB
Guide Price £185,000

...doing things differently



Spacious family home offering superb views. Offering NO UPWARD CHAIN this three bedroom semi detached house is situated within this convenient location being with close proximity to local amenities and transport links. The property comprises of front and rear gardens, porch, entrance hall, lounge/dinner, kitchen, three good sized bedrooms and house bathroom. This would make an ideal purchase for many buyers with the added benefit of a garage to the rear. Internal inspection is highly recommended. EPC=D LA 28/7/22 V3







Approach

Via steps leading through lawned fore garden, pathway with wall light point which leads to double glazed door giving access into:

Entrance porch

Double glazed windows to front and side, obscured double glazed door giving access into:

Reception Hall

Having understairs storage cupboard, stairs to first floor accommodation, wood effect laminate flooring, door to:

Guest w,c

Obscured double glazed window to front, low level flush w.c., central heating radiator, wood effect laminate flooring.

Lounge diner 26'10" x 10'2" (8.2 x 3.1)

Double glazed window to front and rear, two central heating radiators, wall mounted electric fire, coving to ceiling, wall light point, t.v. aerial point, serving hatch to kitchen.

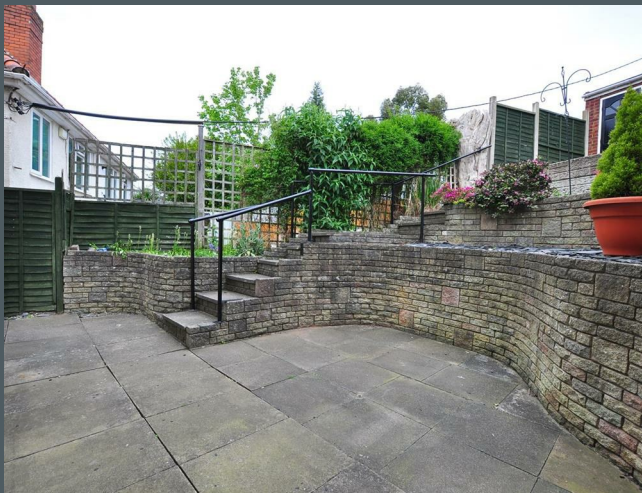
Kitchen 12'1" x 7'10" (3.7 x 2.4)

Double glazed window to rear, range of wall and base units with roll edge work surfaces over incorporating one and a half bowl stainless steel sink and drainer with mixer tap, gas cooker point, space for fridge freezer, plumbing for automatic washing machine, gas central heating boiler, splashback tiling to walls, obscured double glazed door to side.

First floor landing

Obscured double glazed window to side, loft access and door radiating to:





Bedroom one 13'1" x 10'2"ax 8'2" min (4.0 x 3.1max 2.5 min)

Double glazed window with far reaching views over neighbouring district, central heating radiator, wood effect laminate flooring, range of fitted bedroom furniture including wardrobes and chest of drawers.

Bedroom two 13'5" max 11'5" min x 8'2" (4.1 max 3.5 min x 2.5)

Double glazed window to rear, central heating radiator, fitted wardrobe with over head unit, wood effect laminate flooring.

Bedroom three 8'10" x 7'10" (2.7 x 2.4)

Double glazed window to rear, central heating radiator.

Family bathroom

Obscured double glazed window to front, white suite comprising panelled bath with shower over, pedestal wash hand basin, low level flush w.c., central heating radiator, complementary part tiling to walls, airing cupboard housing water cylinder.

Rear Garden

Gated access to front, paved patio area, cold water tap and steps through raised borders to paved area to rear with door giving access into:

Garage 18'0" x 13'1" (5.5 x 4.0)

Up and over door to rear, pedestal door and window to rear. The garage is accessed via Two Gates Lane.

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.

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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