



## Apartment 3, Ashleigh House, 100 Whitehall Road, , B63 3FQ

Lex Allan and Grove are proud to announce the launch of "ONE HUNDRED WHITEHALL ROAD" a series of 14 high specification apartments in foot fall of Halesowen town centre and all the amenities it has to offer. Available on the Help to Buy Scheme. With allocated parking, integrated kitchens, triple glazed windows, flooring included and lift access. Briefly comprising of spacious lounge dinner, fitted kitchen, two double bedrooms, walk in wardrobe/dressing area, master en suite and family bathroom.

Price £135,000



## Approach

Off White Hall Road with path leading to secure communal front door with built in intercom system to the lower ground floor accessing communal hallway accessing to the lift and communal staircase, alternatively gaining access from the from the secure intercom communal entrance door on the ground floor from the car park accessed via electric fob gates. leading to apartment front doors gaining access into:

Spacious Lounge Diner 6'9"/11'8"x11'1"/18'9" (2.08/3.58x3.38/5.74)

Triple glazed french doors with Juliet balcony, wall mounted electric heater, door to clock cupboard housing consumer unit, carpet to floors and door radiating off to:

Kitchen 8'5" x 9'6" (2.59 x 2.90)

Contemporary Howdens gloss white wall and base units, white finish work surface over with inset composite sink with feature mixer tap over. Integrated Fan oven, microwave, black touch electric hob with complementary extractor hood over, washer drier and fridge /freezer. Complementary splash back tiling.

Bedroom 1 9' 10"x 9' 10" (3.00x 3.00)

Triple glazed window, carpets to floor and door off to dressing room leading to:

En suite 7' 10" x 5' 10" (2.4 x 1.8)

Triple glazed window, shower cubicle with mixer shower head over and complementary tiling, electric towel rail, low level flush W/C and hand basin with built in storage under, lino to floor.

Bedroom 2 9' 10" x 9' 10" (3.00 x 3.00)

Triple glazed window, carpets to floor and door off to dressing room leading to:

Bathroom 7' 10" x 5' 10" (2.4 x 1.8)

Jack and Jill bathroom access off the lounge or via the dressing room off bedroom 2, panel bath with mixer tap and shower head over, complementary tiling to wall, hand basin with build in storage under, low level flush W/C and lino to floor.

## Outside

The car park will be accessed via electric gates running in tangent to the Whitehall Road, with paths and hard standing areas in combinations of tarmac and block paving with lawned communal areas and bedding surrounding the block. All maintained as part of the service charges payable.

## Leasehold

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor.

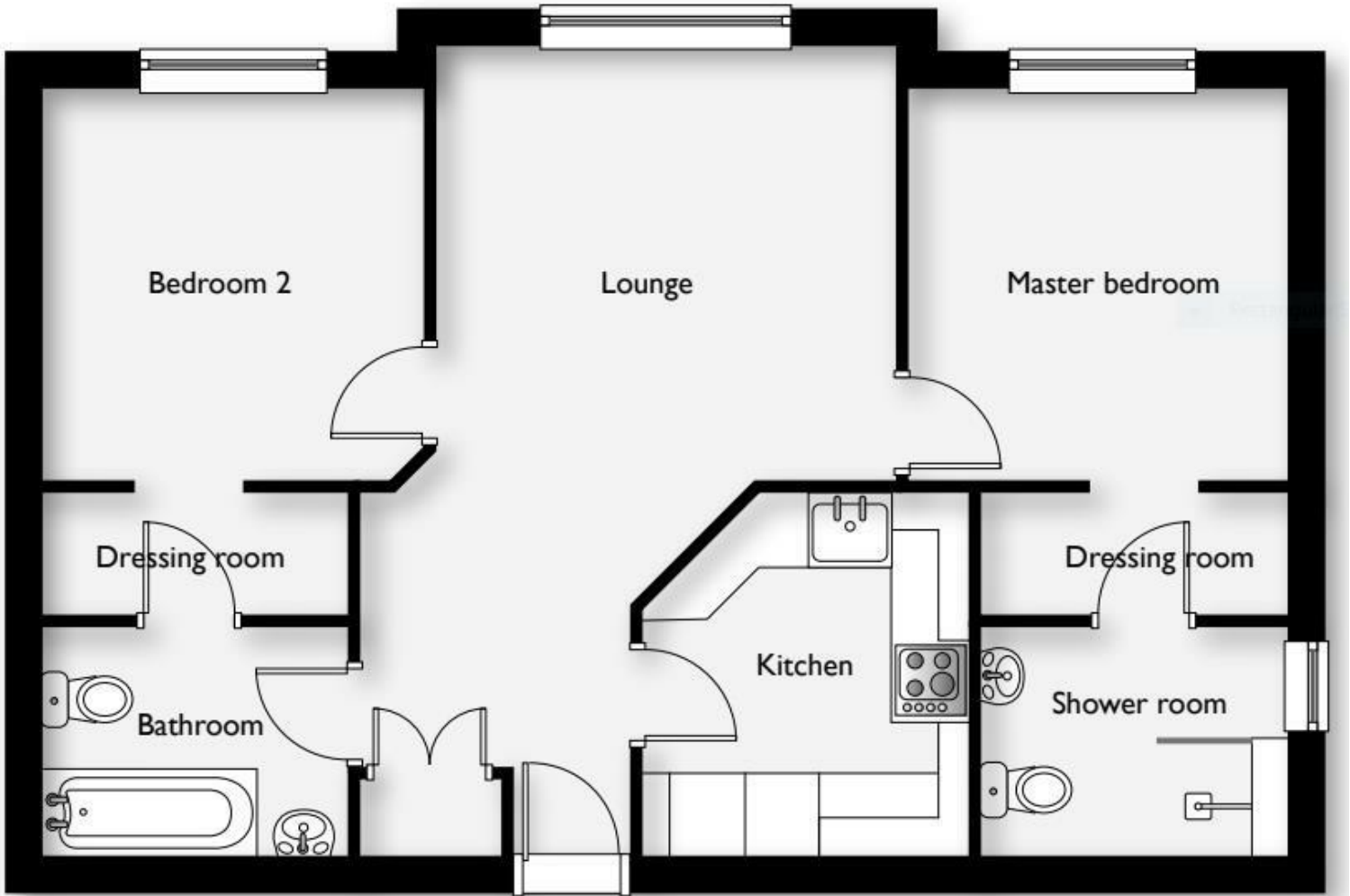
## Money Laundering

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 reserves the right to obtain electronic verification.

## Agents Note

Whilst every effort has been made by the agent these flats are been marketed off plan all measurements are approximations and specification may vary in areas.





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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