



14 Boniface Road
Smethwick,
B66 4SZ

Asking Price £275,000

...doing things differently

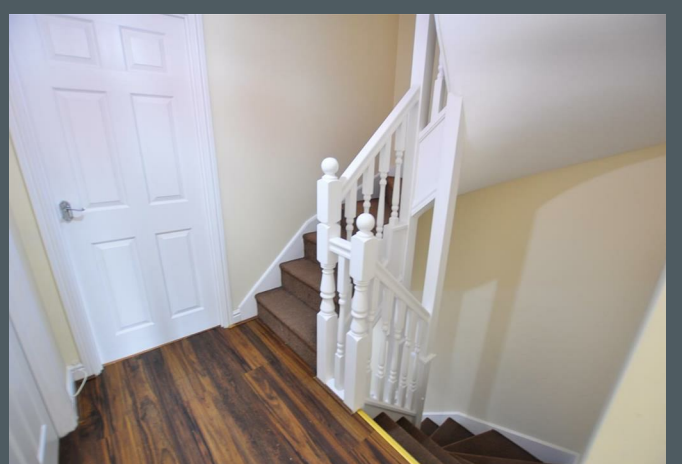


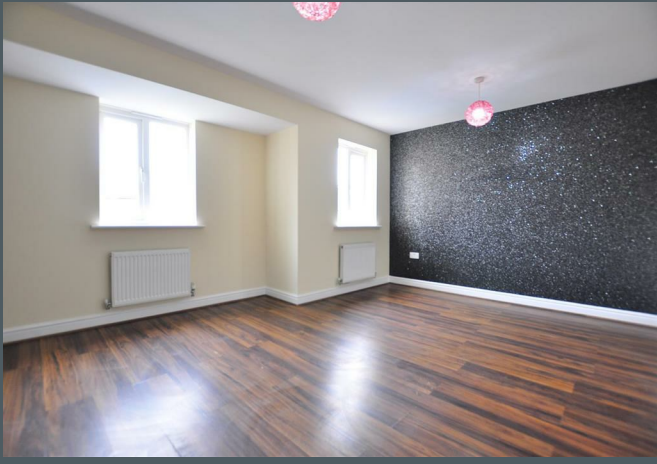
MUST SEE SPACIOUS FAMILY HOME. With no upward chain this four bedroom town house offers move in ready accommodation in a popular residential address near to commuter links and other local amenities. The property briefly comprises of entrance hallway, kitchen diner, separate dining room and w.c. to the ground floor. To the first floor is a lounge, house bathroom and two bedrooms, and finally to the top floor are two further bedrooms with master having an en-suite. To the rear is an attractive low maintenance garden giving access to the parking area and garage. The property also benefits from fully paid for solar panels. Contact the office at your earliest opportunity to arrange your viewing. LA 23/6/21 V3 EPC=B



Lex Allan Grove loves...
the kitchen diner







Approach

Via pathway to front stepping up into:

Entrance hall

With tiled flooring, double glazed door to front, central heating radiator.

Dining room 8'6" x 12'5" (2.6 x 3.8)

Central heating radiator, double glazed window to front and tiled flooring.

Kitchen diner 14'9" max 8'2" min x 16'8" (4.5 max 2.5 min x 5.1)

Central heating radiator, double glazed doors to rear, tiled flooring, range of wall and base units with work surface over incorporating sink with mixer tap, ceramic hob with extractor hood over, oven, space and plumbing for washing machine.

Downstairs w.c.

With low level w.c., wash hand basin with mixer tap over, central heating radiator, extractor fan, tiled flooring and splashbacks.

First floor landing

Central heating radiator, stairs to first floor accommodation and doors off.











Lounge 12'5" max 10'2" min x 14'9" (3.8 max 3.1 min x 4.5)

Double glazed window to front, central heating radiator.

House bathroom

With tiled flooring and splashbacks, central heating radiator, low level w.c., wash hand basin with mixer tap over, bath with mixer tap and extractor fan.

Bedroom three 7'6" max 5'10" min x 9'6" (2.3 max 1.8 min x 2.9)

Central heating radiator, double glazed window to rear.

Bedroom four 6'10" max 5'2" min x 9'10" (2.1 max 1.6 min x 3.0)

Double glazed window to rear, central heating radiator.

Second floor landing

With access to loft space, cupboard off and doors radiating to:

Bedroom one 10'2" x 12'9" min 14'9" max (3.1 x 3.9 min 4.5 max)

Central heating radiator, double glazed window and door to front, built in wardrobes.

En-suite

Tiled flooring and splashbacks, low level w.c., wash hand basin with mixer tap over, shower enclosure with shower over, central heating radiator, extractor fan.

Bedroom two 6'6" x 14'9" (2.0 x 4.5)

With double glazed window to rear, central heating radiator.

Rear garden

Slabbed patio area, gate giving access to parking area and all with timber fencing to enclose.

Garage

With parking space to front and metal up and over door.

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.

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.

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**Lex Allan
Grove**

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