



420 Bromsgrove Road
Halesowen,
West Midlands B62 0JL

Guide Price £550,000

...doing things differently



HIGH SPEC SPACIOUS FOUR BEDROOM FAMILY HOME. Being just a few years old this detached property was built to a very high standard in the highly sought after location of Hunnington, offering beautiful countryside views. The property itself comprises of driveway to front offering parking for a number of cars, entrance hallway, lounge, dining room, kitchen, study, utility room and downstairs w.c. To the first floor are four double bedrooms, master having en-suite, house bathroom and finally to the rear is an attractive garden making this property a must view. Contact the office at your earliest opportunity to arrange your viewing. LA 4/3/21 V3 EPC=C



Lex Allan Grove loves...
the spacious
accommodation







Approach

Via gravelled driveway offering parking for a number of cars with brick wall surround stepping up into:

Entrance hall

With tiled flooring, central heating radiator, double glazed window and door to front, stairs to first floor accommodation.

Lounge 11'1" max 9'10" min x 17'8" (3.4 max 3.0 min x 5.4)

Double glazed window to front with built in blinds, central heating radiator, feature electric fire.

Dining room 11'1" x 11'1" (3.4 x 3.4)

Double glazed window and door to rear, central heating radiator, tiled flooring.

Kitchen 12'9" max 7'2" min x 14'9" (3.9 max 2.2 min x 4.5)

Tiled flooring and splashbacks, double glazed window to rear and side, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, oven, integrated dishwasher, fridge and freezer, central heating radiator and cupboard off.

Utility

Central heating radiator, space and plumbing for washing machine, tiled flooring and splashbacks, double glazed window and door to rear, combination boiler.











Downstairs w.c.

With w.c., central heating radiator, wash hand basin with mixer tap over and storage below, tiled flooring and splashbacks, double glazed window to front and extractor fan.

Playroom/study 7'10" x 12'1" (2.4 x 3.7)

Double glazed window to side, central heating radiator.

First floor landing

Access to loft space, central heating radiator, cupboard off and doors radiating to:

Bedroom one 14'9" max 11'1" min x 14'1" (4.5 max 3.4 min x 4.3)

Double glazed window to front, central heating radiator.

En-suite

With wash hand basin and mixer tap over and storage below, low level w.c., heated towel rail,

shower enclosure with shower over, tiled flooring and walls, extractor fan.

Bedroom two 14'1" x 11'1" (4.3 x 3.4)

Double glazed window to front, central heating radiator.

Bedroom three 7'6" x 14'9" (2.3 x 4.5)

Double glazed window to rear, central heating radiator.

Bedroom four 10'2" max 7'2" min x 10'5" (3.1 max 2.2 min x 3.2)

Double glazed window to rear, central heating radiator.

House bathroom

Bath with mixer tap over and electric shower, wash hand basin with mixer tap over and storage below, double glazed window to rear, low level w.c., heated towel rail, tiled flooring and walls, extractor fan.

Rear garden

Slabbed patio area stepping down to astro turf, slabbed area to rear, gravelled borders to side, summer house and all with timer fencing to enclose.

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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