



**LexAllan**

local knowledge exceptional service

9 Dale Road, Halesowen, B62 9NL



**\*\* BRAND NEW ROOF & GARAGE DOOR \*\***

This charming three bedroom extended family home has been well maintained throughout & benefits from NO UPWARD CHAIN. Nestled in the heart of Hurst Green you are surrounded by superb amenities & great local schooling options. Dale Road offers spacious accommodation throughout & is ideal for those looking to put their own stamp on their next purchase. In brief the property comprises; porch, reception hall, sitting room, lounge/diner, kitchen, pantry & w.c. To the first floor are three bedrooms and house bathroom. Peaceful garden can be found to the rear along with driveway & garage to front. Call today to arrange your viewing!

**Approach**

Block paved driveway to front providing off road parking.

**Porch**

Spacious porch with stained glass door allowing access into reception hall.

**Reception Hall**

Spacious hall with stairs rising to first floor, central heated radiator, access to all ground floor accommodation.

**Sitting Room**

12'2" x 14'9" (3.71 x 4.5)

Front sitting room offers double glazed bay window to front, feature fireplace with surround, central heated radiator.

**Lounge/Diner**

18'9" x 14'3" (5.73 x 4.36)

A superb lounge diner offering gas fireplace with surround, door opening into the rear garden, glass bay window overlooking the kitchen, two central heated radiators, under stair storage, wall mounted lights.

**Kitchen**

19'3" x 14'5" (5.89 x 4.41)

Spacious extended kitchen offering a variety of wall and base unit, double electric oven, for ring gas hob with extractor above, stainless steel sink and drainer, integrated fridge and freezer, plumbing for washing machine and dishwasher, double doors allowing access into the garden, tile flooring, central heated radiator, double glazed window.





#### Pantry

Walk in pantry with fitted shelving, door of the garage, W.C off, tiled flooring

#### WC

Wash hand basin, w.c, tiled flooring.

#### Landing

Bright and airy landing with original stained glass window to side along with secondary glazing unit.

#### Bedroom 1

15'7" x 11'4" (4.75 x 3.47)

Bedroom one is a super double bedroom with double glazed bay window to front, central heated radiator, loft access.



#### Bedroom 2

11'11" x 9'4" (3.64 x 2.86)

Bedroom two offers a great sized double with fitted wardrobes & dressing console, central heated radiator, double glazed window overlooking the garden.



#### Bedroom 3

7'7" x 7'1" (2.33 x 2.18)

Bedroom three double glazed window to front, central heated radiator.

#### Bathroom

Family bathroom benefits from bath, shower cubicle with electric shower over, wash hand basin WC vanity, double glaze window to rear, airing cupboard, spot lights, central heated radiator.

#### Garage

14'2" x 7'1" (4.33 x 2.16)

Roller shutter door to front, Belfast style sink with tap, power and lighting throughout.

#### Garden

A true asset to Dale Road is the private and peaceful rear garden that offers a generous slabbed patio area perfect for those summer evenings spent with friends and family and tidy lawn area with a border of decorative shrubs, further tiered area housing large shed.





Tenure (Freehold).

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.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, 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. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £30 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

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 £300 inc VAT 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92-plus) A		(92-plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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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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