



18 Summer Hill
Halesowen,
B63 3BU

Offers Over £170,000

...doing things differently



IDEAL FIRST TIME BUY OR BUY TO LET. We are pleased to offer for sale this three bedroom terraced property situated within walking distance to Halesowen town centre. The property comprises of a lounge, kitchen, utility, downstairs bathroom, two bedrooms on the first floor, third bedroom in the loft and rear garden. There are tenants currently situated in the property if you were looking from an investment perspective. Equally the tenant can vacate and the property offered with no upward chain. JE V1 06/2/2024 EPC=D







Approach

Via front door giving access into:

Lounge 11'9" x 11'9" max 10'5" min (3.6 x 3.6 max 3.2 min)

Double glazed window to front, central heating radiator, feature fireplace and surround.

Kitchen 11'9" x 11'9" max 10'2" min (3.6 x 3.6 max 3.1 min)

Double glazed window to rear, central heating radiator, coving to ceiling, stairs to first floor accommodation, range of matching wall and base units, roll top work surfaces over, part tiled walls, integrated dishwasher, fridge, freezer, gas oven, four ring gas hob, one and a half bow sink and drainer.

Utility 4'7" x 3'3" (1.4 x 1.0)

Part tiled walls, wall and base unit, plumbing for washing machine, glazed door to rear, door to bathroom.

Bathroom

Double glazed window to side, spotlights to ceiling, tiled walls, central heating radiator, towel radiator, panelled bath, pedestal wash hand basin with mixer tap, shower cubicle.

First floor landing

Giving access to second floor and doors to:

Bedroom one 11'9" x 11'9" max 10'5" min (3.6 x 3.6 max 3.2 min)

Double glazed window to front, dado rail, coving to ceiling, central heating radiator.

Bedroom two 10'5" x 8'6" (3.2 x 2.6)

Double glazed window to rear, coving to ceiling, central heating radiator with decorative cover, door to storage cupboard.

Bedroom three 11'5" x 9'2" (3.5 x 2.8)

Three double glazed velux windows, central heating radiator.

AGENTS NOTE: There is limited head height in this room due to the eaves.

Garden

Brick and fence panel boundaries, decking patio area, lawn, shed to rear, access through neighbouring property to front.

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

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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