



9 Banners Lane
Halesowen,
B63 2AX

Offers In The Region Of £215,000

...doing things differently



Offering no upward chain and vacant possession this modern three bedroom intermediate style home has off road parking, welcoming reception hall with downstairs w.c., fitted kitchen, attractive lounge leading to rear garden, three bedrooms with master en-suite. DAG 18/1/24 V2 EPC=C



Lex Allan Grove loves...
this modern three
bedroom property







Approach

Via pathway to front door leading to:

Entrance hall

Having central heating radiator, door to downstairs w.c.

Downstairs w.c.

With wash hand basin, w.c.

Lounge 15'8" x 8'10" (4.8 x 2.7)

Double glazed window and French doors to rear garden, t.v. point, central heating radiator, fitted storage cupboard.

Kitchen 11'5" x 8'10" (3.5 x 2.7)

Double glazed window to front, central heating radiator, sink with drainer, plumbing for automatic washing machine, gas hob with oven beneath, range of wall and base units with roll top work surfaces over, space for appliances.

First floor landing

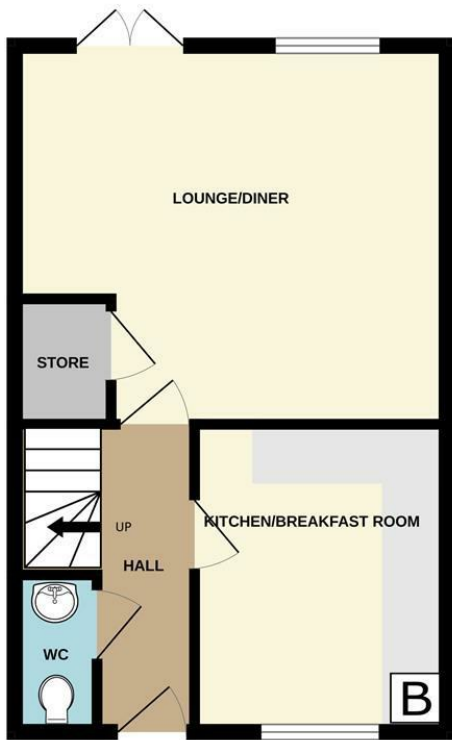
Doors radiating to:

Bedroom one 9'2" x 12'9" max 11'5" min (2.8 x 3.9 max 3.5 min)

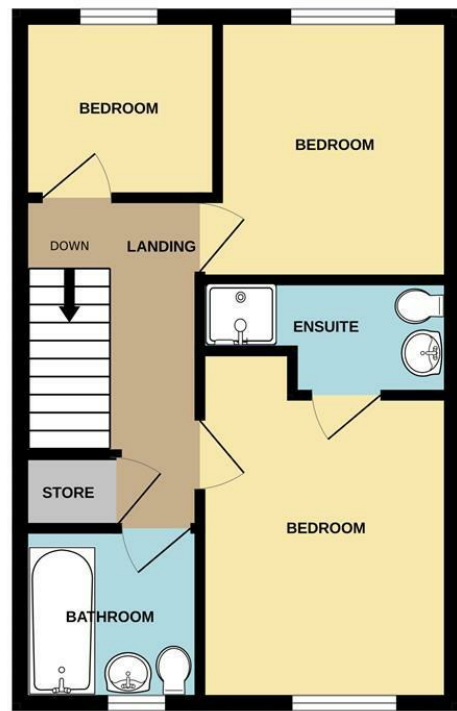
Double glazed window to front, central heating radiator, door to:



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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En-suite

With w.c., pedestal wash hand basin, shower cubicle.

Bedroom two 9'6" x 9'6" (2.9 x 2.9)

Double glazed window rear, central heating radiator.

Bedroom three 6'6" x 7'2" (2.0 x 2.2)

Double glazed window to rear, central heating radiator.

Bathroom

Double glazed obscured window to rear, w.c., pedestal wash hand basin, bath, central heating radiator.

Garden

Having patio area with lawn area beyond.

Parking

There are two allocated parking spaces.

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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