



22 Moorfield Drive
Halesowen,
West Midlands B63 3TG
Offers Over £240,000

...doing things differently



A well presented three bedroom semi detached home being offered with NO UPWARD CHAIN! Situated in the sought after location of Moorfield Drive, the property offers a garage and off road driveway parking, kitchen, dining room, bright front lounge, three bedrooms, house shower room with separate w.c. and pleasant rear garden. The property further benefits from ample storage throughout, great transport links, within catchment for local schooling and Halesowen College and being less than a 5 minute drive to Halesowen Town Centre. JE V4 4/09/2023 EPC=E







Approach

Via block paved driveway, front garden, access to car port, garage, side gate to rear, door to electric meter box, further glazed panelled door to:

Entrance porch

Glazed panelled door to:

Lounge 10'5" x 18'0" (3.2 x 5.5)

Double glazed window to front, coving to ceiling, t.v. point, feature fireplace and surround, door to:

Dining room 13'1" x 8'6" max (4.0 x 2.6 max)

Double glazed patio door to rear, stairs to first floor accommodation, opening to under stairs storage cupboard,.

Kitchen 9'6" x 8'10" (2.9 x 2.7)

Double glazed window to rear, part tiled walls, range of matching wall and base units with roll top wood effect work surfaces over, one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, space for cooker, fridge and freezer, cupboard housing air heating system.

First floor landing

Access to loft via loft ladder, door to shelved storage cupboard, doors radiating to:

Bedroom one 10'5" max 9'10" min x 9'6" (3.2 max 3.0 min x 2.9)

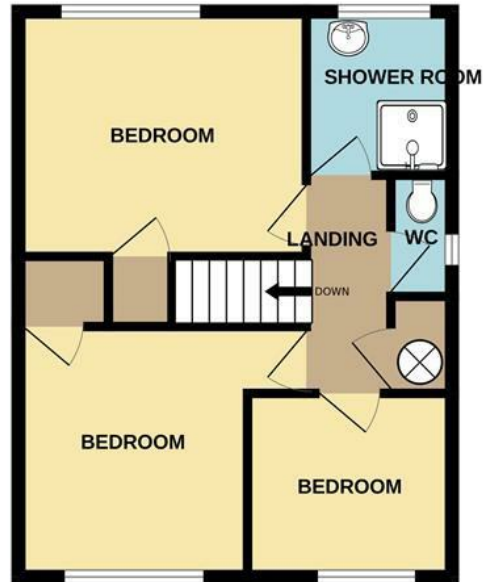
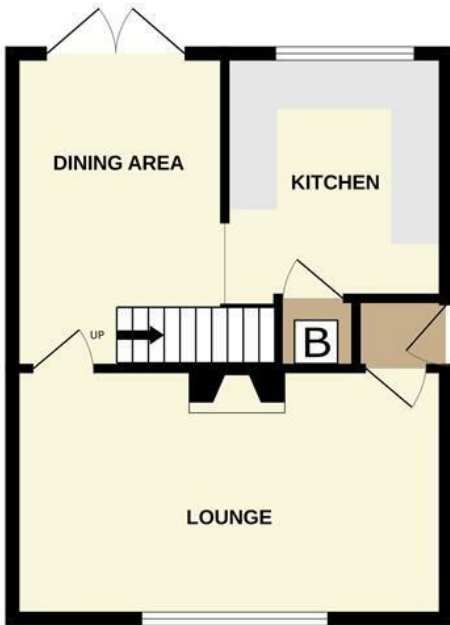
Double glazed window to front, door to storage cupboard.



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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Bedroom two 9'10" x 11'9" (3.0 x 3.6)

Double glazed window to front, door to storage cupboard.

Bedroom three 7'10" x 8'2" (2.4 x 2.5)

Double glazed window to front.

Shower room

Double glazed obscured window to rear, tiled walls, wash hand basin vanity unit with storage cupboards beneath, and shower cubicle.

Separate w.c.

Double glazed obscured window to side part tiled walls, low level flush w.c.

Rear garden

Slabbed patio area, side gate access, steps leading to lawn, fence panel boundaries, mature shrubbery, slabbed area with garden shed, further steps to lawn, plant beds, gate to rear.

Garage

Lighting and electrics, glazed window to rear.

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 C

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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