



LexAllan

local knowledge exceptional service

11 Balholm Mucklow Hill, Halesowen, B62 8BU

****SPACIOUS APARTMENT WITH STUNNING VIEWS****

This South-facing spacious three-bedroom, penthouse apartment offers substantial accommodation of 936 sqft and should be viewed to fully appreciate its many advantages. Conveniently located on Mucklow Hill, it is well-served with transport links and local amenities and enjoys unrivalled views over Halesowen Golf Course and Leasowes Park, a Historic England Grade I Park and Garden, and beyond. It is offered with NO UPWARD CHAIN and is ideal for those looking to put their stamp on their next property. Balholm, a low-rise development of just eleven apartments, was designed by the renowned post-war Birmingham architect, John Madin and is professionally managed by a property management company. The communal entrance hall offers lift and stair access to this third-floor apartment which comprises a reception hall, inner hall, lounge/diner, kitchen, master bedroom with en-suite bathroom, two further bedrooms and main bathroom. All windows are fully double-glazed. At the rear of the property is the garage.

Call today to arrange your viewing.

Approach
Balholm sits in well-maintained, well-stocked and mature gardens with a tarmac drive leading to the front and rear. At the rear of the gardens is a private gate leading directly to Leasowes Park. There is ample visitor parking at the front of the property, to easily access the main front door. The residents' garages are accessed from the rear, where there is also an entry door to the building. All approach areas are well-lit.

Communal Hall

A coded intercom/entry system on the ground floor allows access to the bright and spacious communal hall with lift access and stairs rising to all floors. All floors have the benefit of a garbage chute for ease of waste disposal, with the waste/recycling room located in the basement.

Reception Hall

Airy hall with door off to inner hall, alarm system control panel, window.

Hall

Doors off to all accommodation, electric heater.

Lounge/Diner

28'2" x 12'11" (8.60 x 3.96)

A generous, warm and welcoming room with double-glazed sliding patio doors to the balcony, giving superb views over the magnificent parkland. Electric heater and centred electric fire with surround. Intercom/entry system control. The dining area, which can easily accommodate 6 – 8, has a window with countryside views, electric heater.



Kitchen

With a sliding door to the inner hall, the kitchen has a variety of wall and base units, sink and drainer, plumbing for washing machine, tiled splashback, fridge and oven, window overlooking the front of the property. Serving hatch to dining area.

Master Bedroom

14'3" x 9'2" (4.36 x 2.80)

Door off to en-suite bathroom, window with countryside views.

En-Suite

Shower, wash-hand basin, wc, window, electric heater.

Bedroom 2

14'5" x 11'3" (4.41 x 3.44)

Ample fitted wardrobes, window with countryside views.

Bedroom 3

9'4" x 7'5" (2.87 x 2.28)

Storage cupboard, window, electric heater.

Bathroom

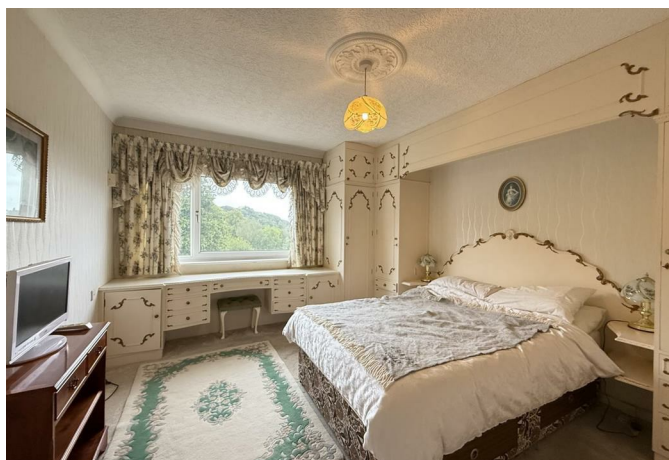
Corner bath with shower over, wash-hand basin, wc, window, electric heater, airing cupboard.

Garage

Electric up-and-over vehicle door accessed from rear of property. At the rear of the garage is a separate, small, lockable workshop with window.

Tenure (Leasehold).

References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 107 years remaining on the lease and a service charge of £1922.65 per annum. 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 £24 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.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay 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.

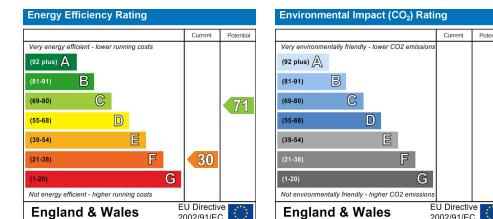
Council Tax Band D

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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.



While every attempt has been made to ensure the accuracy of the floorplan contained here, neither we, nor our agents, assume any responsibility for any errors or omissions. This plan is for illustrative purposes only and should be used as such by prospective purchasers. 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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