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92 Highfield Lane, Halesowen, B63 4SG

Immaculate three bedroom semi detached home with dormer loft conversion  
- Highfield Lane, Halesowen

Beautifully presented throughout, this stunning three bedroom semi detached home on the sought after Highfield Lane is perfect for families or professionals looking for stylish, move-in-ready living thanks to the modernization and works done by the current owners. Boasting an impressive dormer loft conversion, the property offers spacious and versatile accommodation across three floors.

Key features include a large drive, entrance hall, modern fitted kitchen, bright and airy lounge diner, two double bedrooms and bathroom to the first floor. The loft conversion provides a generous main bedroom with en suite off. A landscaped rear garden, and a high standard of finish throughout.

Located in a desirable residential area with Halesowen town center just a short walk away, giving excellent transport links, schools, and local amenities. This immaculate home is not to be missed.

#### Approach

Gravel drive to front offering parking for a number of cars.

#### Entrance Hall

Double glazed window and door to front, central heating radiator and stairs off.

#### Lounge/Diner

**10'9" max 9'6" min x 23'3"**

Double glazed window to front, sliding door to rear patio and central heating radiator.

#### Kitchen

**5' 10" x 9' 10"**

Double glazed window to rear, door to side, wash hand basin with mixer tap, gas hob with extractor hood over, integrated oven, tile splash backs and pantry off.

#### Side passage

Door to front and rear, tile floor and cupboard off.



## Utility/WC

Space and plumbing for washing machine, WC, double glazed window to front, wash hand basin with mixer tap, central heating radiator, tiled floor and splash backs and combi boiler.

## Landing

Double glazed window to side and further stairs off.

## Bedroom Two

11'5" x 9'2"

Double glazed window to front and central heating radiator.

## Bedroom Three

10'5" x 9'10"

Double glazed window to rear and central heating radiator.

## Bathroom

Double glazed window to rear, bath with mixer tap and shower over, wash hand basin with mixer tap and storage below, WC, heated towel rail and extractor fan.

## Bedroom One

10'9" x 14'9"

Double glazed window to rear, skylight, central heating radiator and under eave storage off.

## En suite

Double glazed window to rear, central heating radiator, wash hand basin with mixer tap and storage below, WC, shower and extractor fan.

## 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.

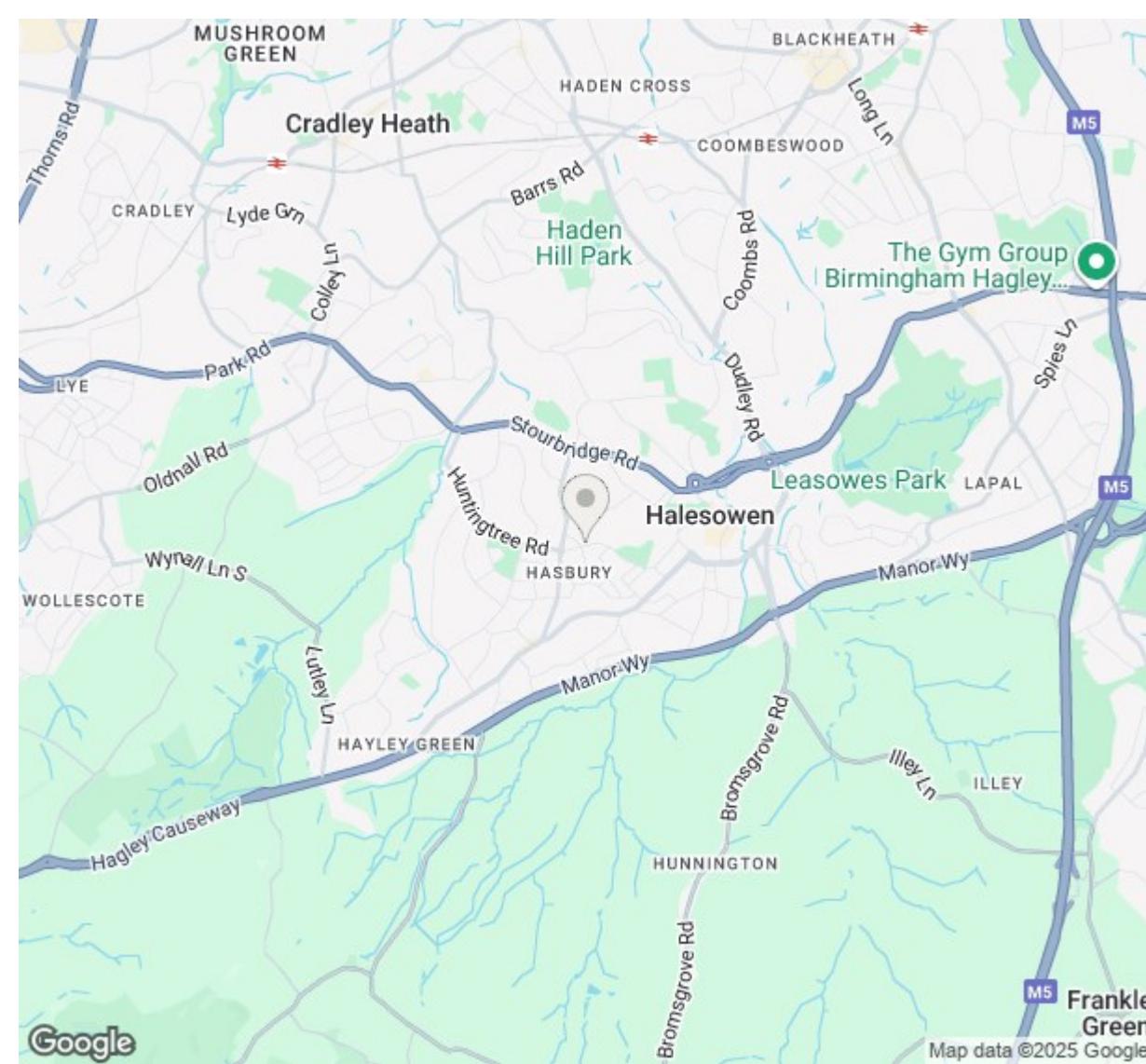
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would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

## 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.

## Council Tax Band B











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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.

The Auction House, 87 - 88 St. Johns Road,

Stourbridge, West Midlands, DY8 1EH

[info@lexallan.co.uk](mailto:info@lexallan.co.uk)

01384 379450

[www.lexallan.co.uk](http://www.lexallan.co.uk)

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