



LexAllan

local knowledge exceptional service

25 Foxlea Road, Hayley Green, Halesowen, West Midlands, B63
1DX

'Fantastic family home on Foxlea Road'

This extended four bedroom detached offers spacious accommodation that sits brilliantly placed at the end of this highly sought after cul de sac. The property itself comprises of a large driveway and garage giving ample parking, porch, hallway, extended lounge, kitchen/diner, additional dining room, utility area and study. To the first floor are four bedrooms, master with ensuite as well as house bathroom. To the rear a south facing garden. For further information or to arrange your viewing contact the office.

Approach

Block paved driveway offering parking for a number of cars, beds with plants and shrubs

Porch

Double glazed door to front

Hall

Central heating radiator, double glazed window to side and cupboards off

Lounge

20' 11" x 11' 5" (6.4 x 3.5)

Double glazed sliding doors to rear, gas fire and central heating radiator

Study

8' 2" x 7' 2" (2.5 x 2.2)

Double glazed window front and central heating radiator

Store/Utility

Space and plumbing for washing machine

Kitchen/Diner

Central heating radiator, range of wall and base units with work surface over incorporating sink with mixer tap, space and plumbing for washing machine, tiled splash backs, double glazed window and door to side

Dining Room

11' 5" x 8' 2" (3.5 x 2.5)

Double glazed window to rear and central heating radiator

Garage

15' 8" x 8' 6" (4.8 x 2.6)

Electric roller door to front, double glazed window to side and combi boiler

Landing

Central heating radiator, access to loft space, and doors off

Bedroom One

12' 9" x 10' 5" (3.9 x 3.2)

Double glazed window to rear and central heating radiator

En suite

Double glazed window to side, wash hand basin, low level w.c, shower, central heating radiator and tiled splash backs



Bedroom Two

12'9" x 9'6" (3.9 x 2.9)

Double glazed window to rear, cupboards and central heating radiator

Bedroom Three

8'10" x 8'2" (2.7 x 2.5)

Double glazed window to front, central heating radiator and cupboard off

Bedroom Four

8'6" x 8'2" (2.6 x 2.5)

Double glazed window to front, cupboard off and central heating radiator

Rear Garden

Slab patio, lawn, lawn, beds with plants and shrubs and all with fencing and walls to enclose

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 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 of £120. 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.

Tenure (Freehold).

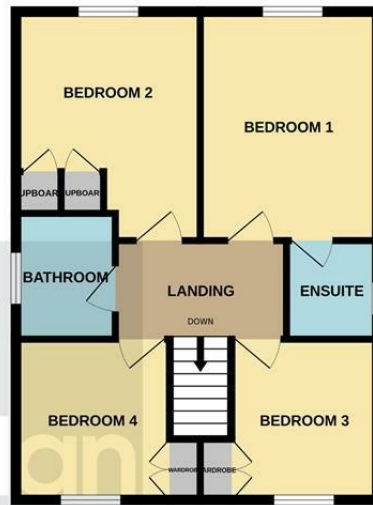
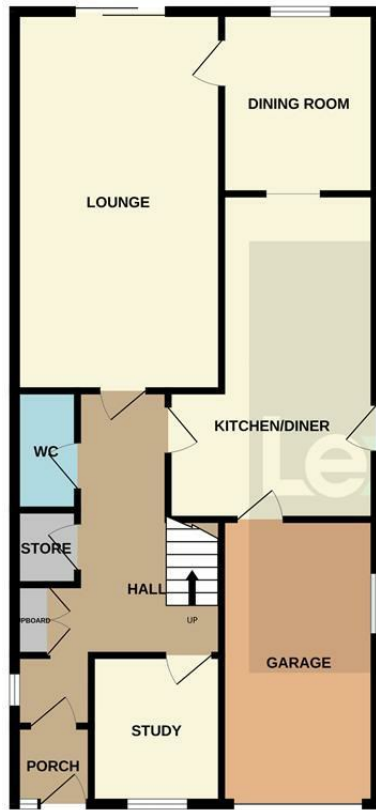
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Band E



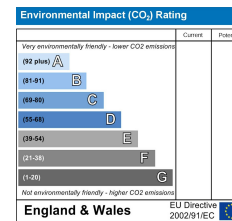
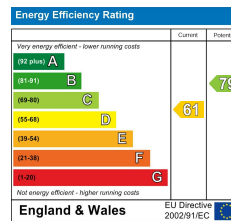
GROUND FLOOR

1ST FLOOR



FOXLEA ROAD, HALESOWEN, B63 1DX

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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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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