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local knowledge exceptional service

14 Mayfield Road, Hurst Green, Halesowen, West Midlands, B62
9QW

**** CALLING ALL THOSE LOOKING FOR A BUNGALOW ****

This two bedroom detached bungalow situated on a sought after address in Hurst Green is now available to the market. Mayfield Road has undergone a superb renovation inside and out and truly has the 'WOW' factor. The property briefly comprising of: porch, lounge, kitchen, two double bedrooms and modern shower room. To the rear is a private garden that has been landscaped through. To the front is ample off road parking along with access to the garage and separate store. Viewings are highly recommended to appreciate the work that the current vendors have carried out.

Approach

A generous corner plot with a neat and tidy lawn, block paved driveway providing ample off road parking for multiple vehicles, decorative slate chipped area.

Porch

Access via composite door with Herringbone floor, a further door welcomes you into the entrance hall.

Entrance Hall

A bright and pscious hall with doors radiating off, Herringbone flooring throughout, central heated radiator.

Lounge

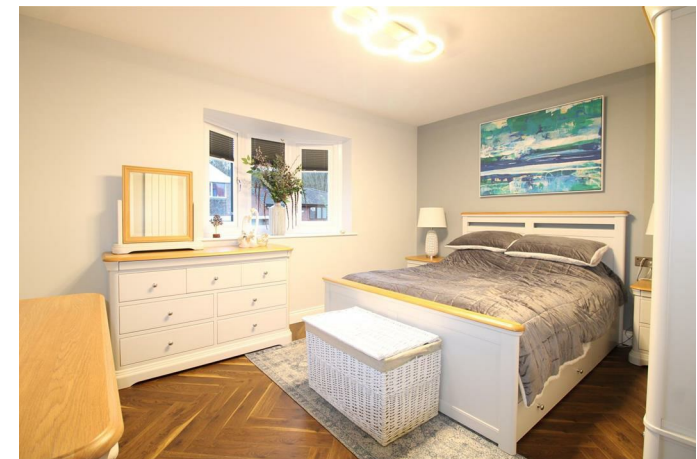
16'4" x 10'6" (4.98 x 3.22)

Remote controlled electric fire with marble surround, double glazed window to side and front elevation, central heated radiator, Herringbone flooring.

Kitchen

9'9" x 8'4" (2.99 x 2.56)

Variety of wall and base units, integrated appliances which include; fridge/freezer, washing machine and dishwasher, microwave, double electric oven along with a five ring gas hob and extractor above, tiled splash back, sink and drainer, spot lights, double glazed window to side along with access leading to the garden, Herringbone flooring.



Bedroom 1
13'6" x 11'3" (4.12 x 3.45)

Double glazed window to front and side elevation, central heated radiator, Herringbone flooring.

Shower Room

Large steam shower cubicle which can be controlled via Bluetooth, wash hand basin, W.C, floor to ceiling tiles, chrome heated towel rail, double glazed window to rear, large airing cupboard.

Bedroom 2
13'5" x 9'6" (4.09 x 2.92)

Double glazed window to rear, central heated radiator.

Rear Garden

A true asset is this superb hidden sanctuary that has been landscaped throughout.

Garage

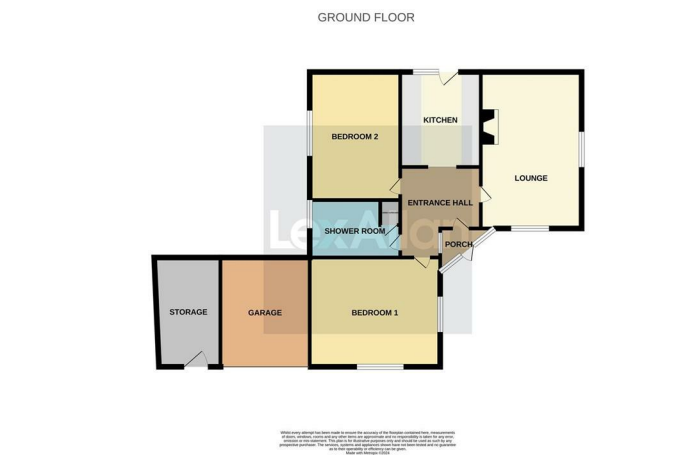
Electric roller shutter door to front, power and lighting throughout.

Store

Secure door to front providing additional storage.

The Location

Hurst Green is highly sought after thanks to its perfect blend of desirable homes, excellent transport links, good schooling & its own green space. Rowley Regis Train Station is less than half a mile away where you can get to London, Birmingham, Worcester & Stratford, with local shops for convenience all within strolling distance too. If you prefer suburban living but the option to easily get to the hustle & bustle, Hurst Green is nicely tucked away for a quieter life, but it is also only a short drive to Halesowen, Oldbury & Birmingham town centres.



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 D

Money Laundering Regulations.

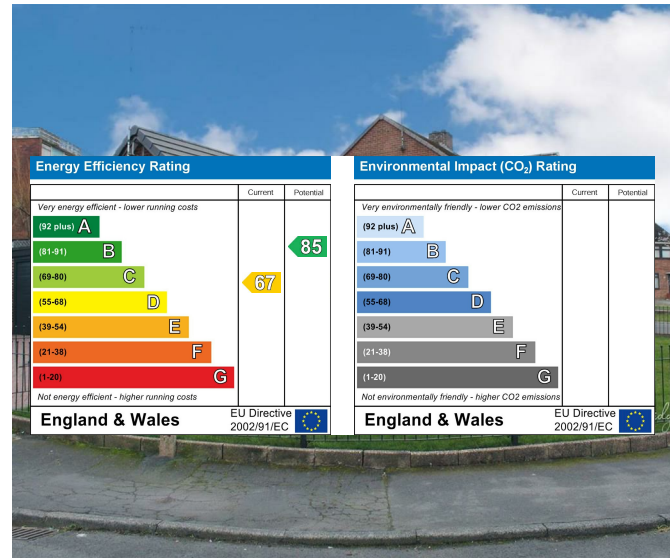
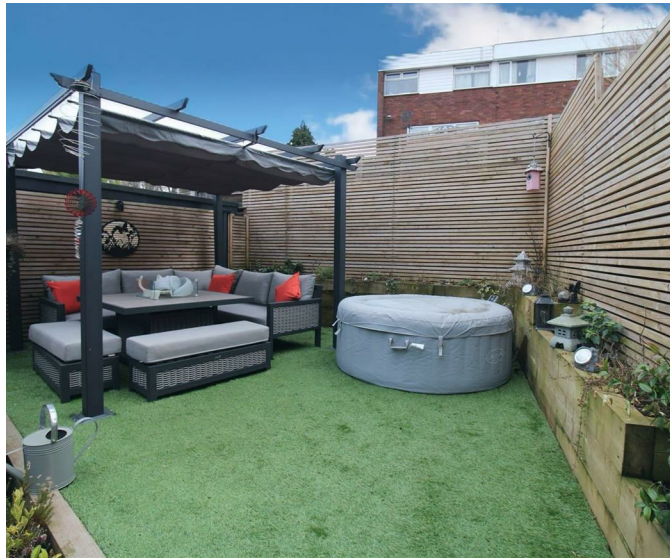
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide 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.



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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