



88 Clent View Road
Bartley Green,
Birmingham B32 4LW

Offers In The Region Of £250,000

...doing things differently



Clent View Road can be found on the outskirts of Bartley Green close to it's borders with Halesowen giving access to local amenities, bus routes into Birmingham and motorway access. this well appointed 3 bed semi detached property benefits from stunning rural views at the rear.

The layout in brief comprises of entrance hallway, modern fitted kitchen, spacious lounge and dining area with media centre space installed by the current owners and bifold doors leading out to the rear garden. The lounge/diner further benefits from additional storage under the stairs. Heading upstairs is a pleasant landing with loft access. two well proportioned double bedrooms. generous third bedroom currently used as a dressing room and the house bathroom. Externally this family home offers ample off road parking for two vehicles, a side access gate to rear and garage en bloc. At the rear of the property is a low maintenance rear garden with slabbed seating area near to the property, a footpath leading down to the lawned area. AF 5/3/24 V2 EPC=D







Location

Located to the south west of Birmingham City Centre, Bartley Green has a history stretching back to the Domesday Book of 1086 where it is referred to as 'Berchelai', meaning either the birch tree wood or clearing in the birch trees (from the Old English "beorc leah"). Bartley Green become more built up after the end of the Second World War, when a large building programme saw a mix of private and council housing stock being produced, with further developments adding to the housing stock in the 1960s and 1970s. There are eight primary schools located within the Bartley Green ward and High Schools to include Bartley Green School, Hillcrest and King Edwards VI Five Ways. Furthermore, Newman University is particularly renowned for its teacher training, attracting students from a large area boosting the local rental market. The area is famous locally for Bartley Reservoir, which in addition to providing drinking water, host a variety of water sport activities and is home to the Bartley Sailing Club. There is also wealth of wildlife housed in the 46 hectares of surrounding countryside.









Approach

Via tarmac driveway, edged with block paving stones leading to double glazed front door.

Hallway

Front door with double glazed window to side, ceiling light point, stairs to first floor accommodation, herringbone flooring.

Kitchen 11'1" x 9'6" (3.4 x 2.9)

Double glazed window to front, ceiling spotlights, range of wall and base units with stone effect work top over, Cooke & Lewis sink and drainer, gas hob, extractor, electric oven, herringbone flooring, central heating radiator, space for washer/dryer and fridge freezer.

Lounge diner 18'8" max 15'1" min x 15'8" max 14'1" min (5.7 max 4.6 min x 4.8 max 4.3 min)

Double glazed bifold doors to rear, ceiling light point, central heating radiator, media centre, storage under stairs, herringbone flooring.

First floor landing

With ceiling light point, store cupboard over stairs and loft access.

Bedroom one 7'10" x 12'9" (2.4 x 3.9)

Double glazed window to front, ceiling light point, central heating radiator and make up area.

Bedroom two 9'6" x 13'9" (2.9 x 4.2)

Double glazed window to rear, ceiling light point, central heating radiator.

Bedroom three 6'2" x 11'5" max (1.9 x 3.5 max)

Double glazed window to rear, ceiling light point, central heating radiator.

Bathroom 6'10" x 6'2" (2.1 x 1.9)

Double glazed window to front, ceiling light point, bath with shower over, storage shelf, low level w.c., wash hand basin and cabinet, heated towel rail, laminate flooring.

Rear garden

Paved seating area, gravelled steps down to lawned area and child's play area. The garden offers countryside woodland views.

Garage

There is a garage en bloc to the property

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.



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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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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