



20 Clarkes Grove
Tipton,

West Midlands DY4 7NE

Offers In The Region Of £199,950

...doing things differently



This is a spacious one bedroom semi detached bungalow that is presented to the highest standard by the current owners. must be viewed to be appreciated. Located in a cul-de-sac in a sought after area of Great Bridge within walking distance to local shops, schools, amenities, excellent public transport links and easy access to motorway networks.

This spacious bungalow briefly comprises of entrance porch, hallway, bedroom, lounge/diner, kitchen/diner, large storage cupboard, shower room, lean to/storage room and a garage. To the rear is a large garden and a driveway to the front. This must be viewed to be appreciated. AF 10/4/24 V1 epc=c







Approach

Via block paved gated driveway with block paved pathway, low level brick wall, gravelled front driveway giving access into garage and leading to entrance porch.

Entrance porch

Double glazed window and door, double glazed window to sides, wall light point, tiled flooring.

Entrance hall

Double glazed door, ceiling light point, central heating radiator, access into storage cupboard.

Shower room

Located at the front of the property with double glazed window to front, air vent, extractor fan, ceiling spotlights, tiled walls and floor, shower cubicle, wash hand basin with cabinet and low level w.c, heated towel radiator.

Bedroom 11'9" x 11'5" into wardrobes (3.6 x 3.5 into wardrobes)

Double glazed bow window to front, central heating radiator, ceiling light point, double wardrobes.

Kitchen diner and utility areas 8'2" max 4'11" min x 23'11" max 19'8" min (2.5 max 1.5 min x 7.3 max 6.0 min)

Kitchen area has ceiling spotlights, central heating radiator, range of wall and base units with wooden work surface over, sink and drainer, four ring gas burner with extractor fan above, electric oven with ample storage and space for free standing fridge. The utility area in the kitchen has central heating boiler, base units with wood effect work top, ceiling spotlight, space for washer and dryer, walking further down is the dining area having double glazed patio door to rear, ceiling lights, central heating radiator and throughout the kitchen, utility and dining area is wood effect laminate flooring.







Lounge diner 11'1" x 22'11" (3.4 x 7.0)

Ceiling light point, central heating radiator. Going through to the lounge area has double glazed patio door to rear, double glazed windows to either side, ceiling light, central heating radiator.

Garden room 10'2" x 5'10" max 4'7" min (3.1 x 1.8 max 1.4 min)

Central heating radiator, ceiling light point, internal access into garage.

Garage 7'6" x 16'4" (2.3 x 5.0)

Split doors to front, currently used as work shop and has wall light point.

Garden

Paved covered seating area, water feature, paved steps to rear lawn and raised decked area, lawn with central pathway leading to outbuilding with small additional garden space behind.

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 B

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

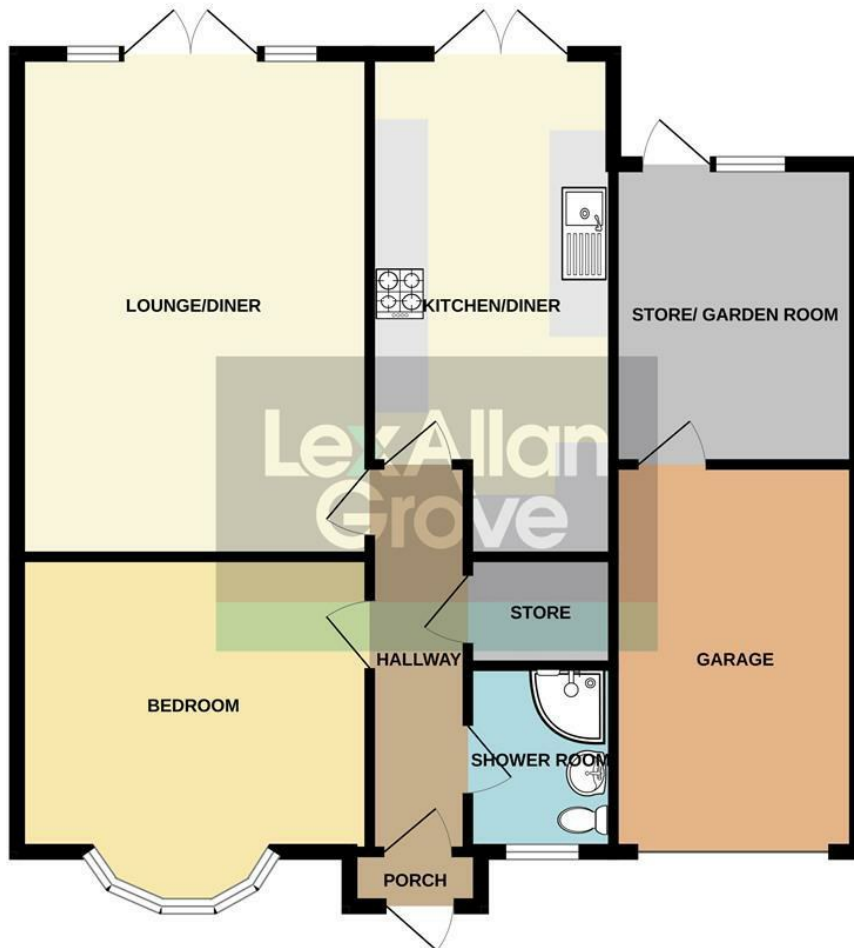
reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

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 our panel of surveyors 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 10% of

the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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.

GROUND FLOOR
909 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.4 sq.m.) approx.
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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Grove**

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