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local knowledge exceptional service

16 Blackford Close, Hayley Green, Halesowen, West Midlands, B63
1JU

FREEHOLD UPON COMPLETION

This well presented and attractive home In Blackford Close, Hayley Green offers an excellent opportunity for families in this sought after location. The location itself is a significant draw, offering a peaceful residential environment while being conveniently close to local amenities such as junction 3 of the M5 for those wishing to commute. Cradley Heath, Hagley and Stourbridge train stations are within easy reach. Residents can enjoy nearby parks, schools, and shopping facilities with Halesowen Centre being approximately 2 miles away and the village of Hagley being approximately 4.2 miles away, ensuring that all essential services are within easy reach. This house is perfect for those looking to personalise their living space, providing a blank canvas to create a home that reflects your style and needs.

The property comprises of a block paved driveway to the front offering parking for three cars, which leads up to the front door and integral garage. Through the front door is a porch area, which has doors leading to the garage and lounge. The lounge offers plenty of light due to its front facing window and gives access to the first floor and kitchen-diner. The dual aspect kitchen-diner backs onto the easily maintained garden. On the first floor are three well appointed bedrooms a bathroom and separate w.c.

Being freehold on completion. Contact the office for further information or to arrange your viewing.

Approach

Block paved driveway offering parking for a number of cars, step to front with double glazed side panel.

Porch

Double glazed front door with side panel, fuse box and smart meter, door to garage and door to lounge.

Lounge

15'1" x 10'9" (4.6x3.3)

Double glazed window to front, two central heating radiators, feature fireplace, stairs to first floor accommodation.

Kitchen/Diner

18'8" x 8'6" (5.7x2.6)

Double glazed window to rear, double glazed door, two central heating radiators, matching wall and base units with square top surface over, one and a half bowl sink with drainer and mixer tap, space for fridge, space for washing machine, oven with extractor hood over and combination boiler.

Landing

Loft hatch access, doors to three bedrooms, bathroom and separate w.c., airing cupboard.

Bedroom One

13'5" x 9'10" (4.1x3.0)

Double glazed window to front and central heating radiator.



Bedroom Two

10'5" x 9'10" (3.2 x 3.0)

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

Bedroom Three

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

Double glazed window to front and central heating radiator.

Bathroom

Pedestal wash hand basin, double glazed obscured window to rear, central heating radiator and built in bath with mixer tap with shower attachment.

Separate WC

Double glazed obscured window to rear and WC.

Garden

Slabbed patio area with steps leading up to stone chipping area, additional patio to the rear and being bordered by fence panels and hedges, shared pathway to rear for side access, south facing garden.

Garage

18'4" x 7'6" (5.6 x 2.3)

Up and over door and power.

Council Tax Band C

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 £24 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 £240 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.

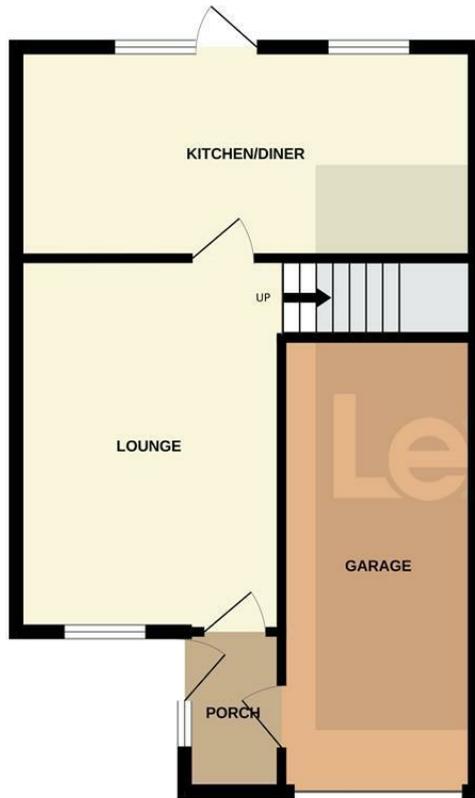
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would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

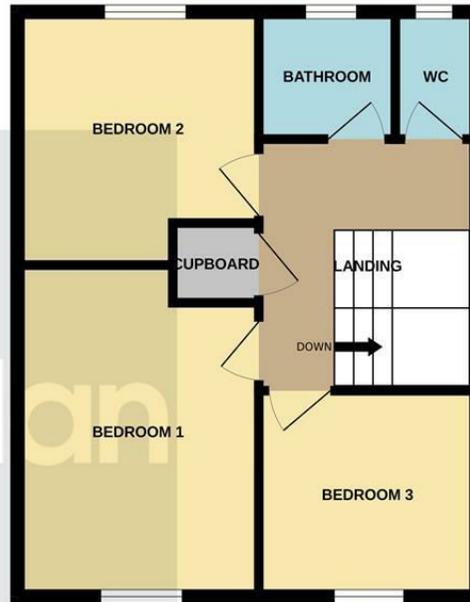
The property is offered as Freehold upon completion. However currently stands as leasehold. References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 55 years remaining on the lease and a ground rent of £55.50 per annum. A buyer is advised to obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		66	82
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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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