



LexAllan

local knowledge exceptional service

11 Woburn Drive, Halesowen, B62 8TG

With NO UPWARD CHAIN a largely extended two-bedroom semi-detached home situated in a popular residential area of Halesowen. The property has modern decor throughout and offers well-planned accommodation ideal for first-time buyers, downsizers, or small families.

The ground floor briefly comprises a welcoming entrance hallway, a comfortable lounge, and a spacious extended kitchen/diner/snug, providing an excellent area for everyday living and entertaining. There is also the added benefit of a downstairs shower room and garage with utility space.

To the first floor are two well-proportioned bedrooms along with a house bathroom. Externally, the property further benefits from a well maintained garden with far reaching views from the top seating area.

Located on Woburn Drive, the home is conveniently positioned for local amenities, schools, and transport links, making this an attractive and practical choice for a range of buyers.

Approach

Block paved driveway offering parking for a number of cars.

Hallway

Door to side, double glazed window to side, central heating radiator and stairs off.

Lounge

10'9" x 15'8" (3.3 x 4.8)

Double glazed window to front, central heating radiator and gas fire.

Shower Room

WC, shower, wash hand basin with mixer tap, tiled splash backs and flooring and extractor fan.

Kitchen/Diner

18'4" x 14'5" (5.6 x 4.4)

Bi fold doors to rear garden, range of wall and base units with work surface over incorporating sink with mixer tap, oven and gas hob with extractor hood over, tiled flooring, central heating radiator, space and plumbing for dishwasher.

Garage

17'8" x 8'2" (5.4 x 2.5)

Double glazed window and door to rear, main garage door to front, space and plumbing for washing machine and cupboard units.



Landing

Cupboard off, double glazed window to side and access to loft space.

Bedroom One

13'5" x 10'9" (4.1 x 3.3)

Double glazed windows to front, fitted wardrobe and central heating radiator.

Bedroom Two

8'6" x 17'8" (2.6 x 5.4)

Double glazed window to rear, central heating radiator and fitted wardrobe.

Bathroom

Double glazed window to rear, spa style bath with mixer tap, heated towel rail, shower, WC, wash hand basin with mixer tap, electric mirror, tiled floor and extractor fan.

Rear Garden

Patio, steps up to astro turf areas, flower beds and all with fencing to enclose.

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 £30 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 £300 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.

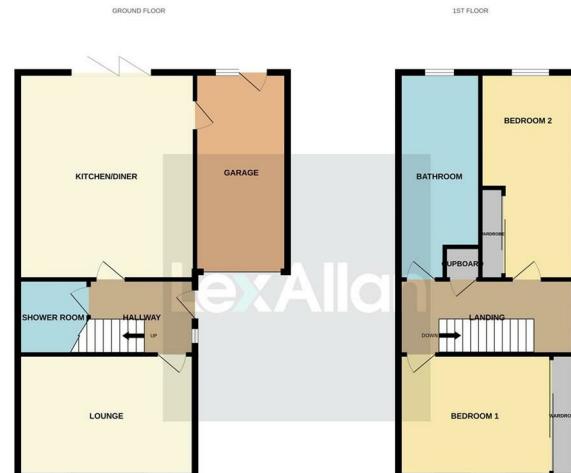
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would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





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 errors, omissions or inaccuracies. The floorplan is for illustrative purposes only and should not be relied upon as an accurate representation of the property. The floorplan is not drawn to scale and no guarantee is given as to their operability or efficiency can be given. Drawn with Version 2020.



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.

The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH
info@lexallan.co.uk
01384 379450
www.lexallan.co.uk

Lex Allan
local knowledge **exceptional service**