



**LexAllan**

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67 Highfield Crescent, Halesowen, B63 2BE

A spacious and well presented three bedroom terraced home situated in a popular residential area of Halesowen, offering generous accommodation throughout and an excellent rear garden, ideal for families and first-time buyers alike.

The property benefits from a driveway to the front, providing convenient off-road parking. Internally, the home comprises entrance hallway leading to comfortable lounge, to the rear, the kitchen/diner offers ample space for both cooking and family dining, with views down the garden. A useful downstairs WC completes the ground floor accommodation.

Upstairs, there are three good-sized bedrooms, each offering plenty of natural light and flexible space for family living. The accommodation is served by a modern shower room. Externally, the property boasts a particularly large rear garden.

Well located for local amenities, schools and transport links, this fantastic home presents a wonderful opportunity to secure a spacious property in a sought-after area.

#### Approach

Drive to front offering parking and stepping up to:

#### Hallway

Door to front, central heating radiator and stairs off.

#### Lounge

13'9" x 12'5" (4.2 x 3.8)

Double glazed window to front and central heating radiator.

#### Kitchen/Diner

17'4" max 9' 10" min x 11'5" (5.3 max 3.0 min x 3.5)

Double glazed window to rear, range of wall and base unit with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, oven, space and plumbing for washing machine, tiled splash backs and central heating radiator.

#### Downstairs WC

Double glazed window to rear, WC and central heating radiator.

#### Landing

Door radiating off to:

#### Bedroom One

12'5" x 14'5" (3.8 x 4.4)

Double glazed window to front and central heating radiator.



### Bedroom Two

11' 1" x 8' 10" (3.4 x 2.7)

Double glazed window to rear and central heating radiator.

### Bedroom Three

8' 2" x 7' 10" (2.5 x 2.4)

Double glazed window to rear and central heating radiator.

### Shower Room

WC, double glazed window to front, wash hand basin with mixer tap and storage below, shower, heated towel rail and extractor fan.

### Rear garden

Raised flower beds, gravel areas, lawn, pond, shed and 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.

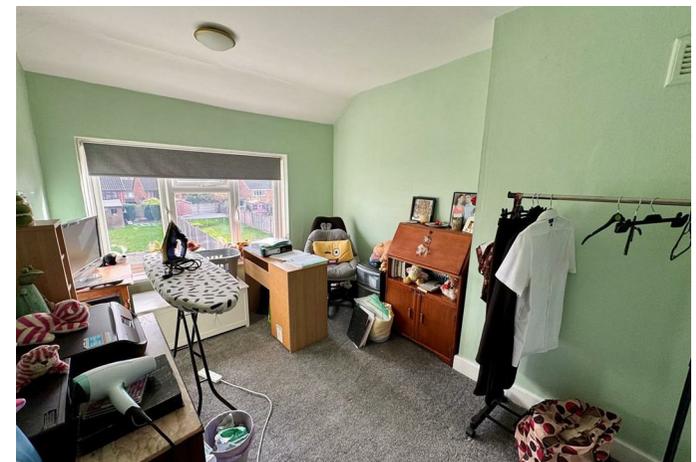
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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 A



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Lowest	Very environmentally friendly - lower CO <sub>2</sub> emissions	Lowest
A	Energy Efficiency Rating	A	Environmental Impact (CO <sub>2</sub> ) Rating
B			
C			
D			
E			
F	Energy inefficient - higher running costs	F	
G		G	
H		H	
England & Wales		England & Wales	

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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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