



**LexAllan**

local knowledge exceptional service

9 & 11 Blackberry Lane, Halesowen, West Midlands, B63 4NX

Welcome to Blackberry Lane, Halesowen! As you step inside, you are greeted by not one, but two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, this property offers the ideal space for a small family, a couple, or even someone looking for a home office. One of the standout features of this property is the spacious accommodation it offers. From the airy reception rooms to the comfortable bedrooms, there is plenty of room to personalise and make it your own. This property comes with no upward chain, making the buying process smooth and hassle-free. Don't miss out on the opportunity to own this lovely home on Blackberry Lane. Book a viewing today and start envisioning the life you could create in this wonderful property.



### Approach

Shared access to front via double doors.

### Entrance Hall

Stairs rising to to first floor, doors radiating off.

### Lounge

14'1" x 11'11" (4.28 x 3.64)

Bay window to front, electric fireplace with surround, central heated radiator.

### Sitting Room

0.91.21.03 x 0.91.19.20

Window to side and rear, access to kitchen/breakfast room, central heated radiator, electric fire, access leading to the cellar.

### Kitchen/Breakfast Room

17'7" x 11'9" (5.35 x 3.58)

Variety of wall and base units, sink and drainer, plumbing for washing machine, window to side along with access to the rear, tiled flooring, roof window, central heated radiator.

### Shower Room

Shower, wash hand basin, w.c, double glazed window to side.

### Landing

Doors radiating off to both bedrooms



### Bedroom 1 12'2" x 12'1" (3.70 x 3.68)

Fitted wardrobes, window to front, central heated radiator.

### Bedroom 2 12'2" x 12'0" (3.71 x 3.67)

Built in wardrobe, double glazed window to rear, central heated radiator.

### Rear Garden

Border of mature shrubs.

### Garage

Double doors to front, power throughout.

### The Location

Halesowen lies approximately 7 miles from Birmingham City Centre and is just minutes away from junction 3 of the M5 motorway giving access to the greater motorway network all around the West Midlands. It has a number of highly sought after primary and secondary schools. Whilst Halesowen no longer has a train station of its own the Worcester to Birmingham line passes along the northern edge of its boundary and the stations of Cradley Heath, Old Hill and Rowley Regis are all within a few miles of the town centre. Halesowen bus station is a busy interchange and regular service runs to Birmingham City Centre.

### 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.

### 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 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 £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.

## Council Tax Band B



**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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