



**LexAllan**

local knowledge exceptional service

443a Halesowen Road, Cradley Heath, B64 7JD

A spacious three story townhouse offered with no upward chain, presenting an excellent opportunity for buyers looking to modernize and add value. Situated on Halesowen Road, the property benefits from a driveway to the front, garage and far-reaching views.

The accommodation comprises an entrance hallway, a generous lounge and a fitted kitchen/diner to the first floor. To the upper floor are three well proportioned bedrooms and a family bathroom. Externally, the property enjoys a good-sized rear garden.

Conveniently located for local amenities, schools and transport links, this home offers fantastic potential for both homeowners and investors alike.

#### Entrance Hall

Door to front, cupboard and stairs off.

#### Hallway

Central heating radiator and cupboard off.

#### Lounge

17'0" x 13'1" (5.2 x 4.0)

Double glazed window to front, central heating radiator and stairs off.

#### Kitchen/Diner

13'1" x 8'10" (4.0 x 2.7)

Double glazed window to rear and door to rear garden, range of wall and base units with work surface over incorporating sink with mixer tap, tile splash backs, space and plumbing for washing machine, central heating radiator and cupboard housing boiler.

#### Landing

Access to loft space, cupboard and doors off.

#### Bedroom One

13'1" x 10'2" (4.0 x 3.1)

Double glazed window to rear and central heating radiator.

#### Bedroom Two

6'10" x 12'5" (2.1 x 3.8)

Double glazed window to front and central heating radiator.



### Bedroom Three

5' 10" x 8' 6" (1.8 x 2.6)

Double glazed window to front and central heating radiator.

### Bathroom

WC, central heating radiator, wash hand basin with mixer tap and storage below, bath, tile floor and splash backs and extractor fan.

### Garden

Extensive private garden to rear with mature shrubs throughout.

### 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.

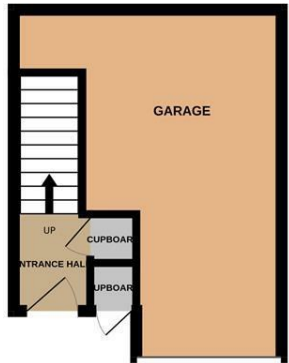
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would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

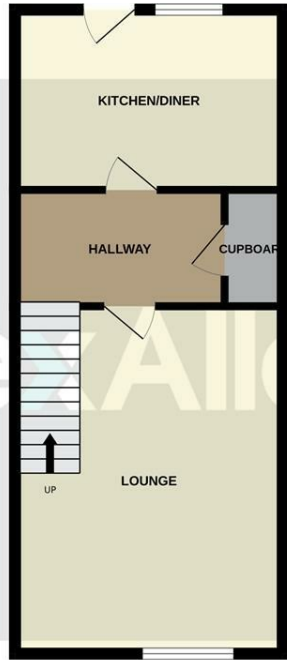
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.



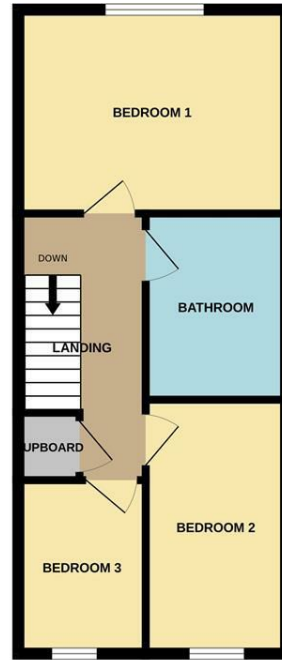
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO <sub>2</sub> 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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**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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