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37 Dunstall Road, Halesowen, B63 1BD

Situated in a sought-after residential area of Halesowen, the property is a substantially extended three bedroom semi detached home offering spacious, modern living throughout.

Beautifully presented and in excellent condition, the property's standout feature is the stunning open-plan kitchen/diner/lounge. A superb contemporary space ideal for both everyday family life and entertaining. Flooded with natural light and thoughtfully designed, this impressive living area forms the true heart of the home.

The accommodation further comprises three well proportioned bedrooms and a stylish family bathroom complete with both bath and separate shower. An integral garage provides additional storage or conversion potential (subject to the necessary permissions).

Externally, the property benefits from a large driveway offering ample off-road parking, along with an attractive rear garden.

A fantastic opportunity to acquire a spacious, move-in ready home in a popular location.

Approach

Driveway offering parking for a number of cars and flower bed.

Porch

Double glazed windows and door to front.

Hallway

Door and window to front, central heating radiator and stairs off.

Kitchen/Diner/Lounge

22'3" x 17'4" min 21'3" max (6.8 x 5.3 min 6.5 max)

Bi fold doors to rear garden, central heating radiators, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated oven, dishwasher, fridge, freezer, skylights and log burner.

Snug

11'5" x 10'9" (3.5 x 3.3)

Double glazed bay window to front and central heating radiator.



Landing
Access to loft space and doors off.

Bedroom One
11'5" x 10'9" (3.5 x 3.3)
Double glazed bay window to front and central heating radiator.

Bedroom Two
10'9" x 11'5" (3.3 x 3.5)
Double glazed window to rear and central heating radiator.

Bedroom Three
7'10" min 13'9" max x 9'6" (2.4 min 4.2 max x 2.9)
Double glazed window to front, central heating radiator and under eaves storage.

Bathroom
Double glazed window to rear, WC, wash hand basin with mixer tap and storage below, bath with mixer tap, shower, tiled floor and splash backs, heated towel rail and extractor fan.

Garden
Patio with steps up to lawn and all with fencing to enclose.

Garage
17'0" x 7'6" (5.2 x 2.3)
Main garage door to front and housing combi boiler.

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.

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



Money Laundering Regulations.
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.

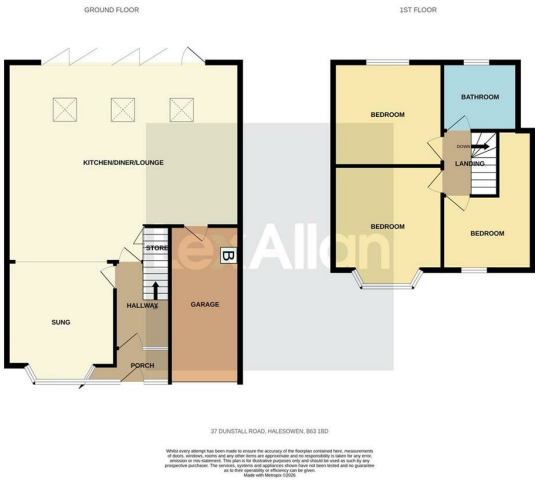
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their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

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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