



71 Firth Park Crescent
Halesowen,
West Midlands B62 9PN

Price £220,000

...doing things differently



"FANTASTIC FAMILY HOME ON FIRTH PARK" Conveniently situated in Hurst Green area having an abundance of local amenities this property briefly comprises of integral garage, storm porch, welcoming entrance hall, lounge diner, fitted kitchen, useful side storage area, three bedrooms, family bathroom, separate w.c. and private rear garden with a sunny aspect. JC
17/7/20 V3 EPC=D



Lex Allan Grove loves...
the move in ready
condition of the property







Location

Hurst Green lies within the area of Halesowen approximately 7 miles from Birmingham City Centre and is just minutes away from junction 2 or 3 of the M5 motorway giving access to the greater motorway network all around the West Midlands. It is within walking distance of Rowley Regis train station and numerous bus routes. With a short 2 mile journey to Halesowen town centre and the beautiful Leasowes park only a few minutes' drive away. This park thought to be one of the first natural landscape gardens in England. There is a number of highly sought after primary and secondary schools, such as Hurst Green Primary School and Perry Fields High School.

Approach

Via block paved driveway leading to side lean-to up and over garage door, double glazed French doors to:

Storm porch

With marble tiles to floor, further single glazed door leading to:

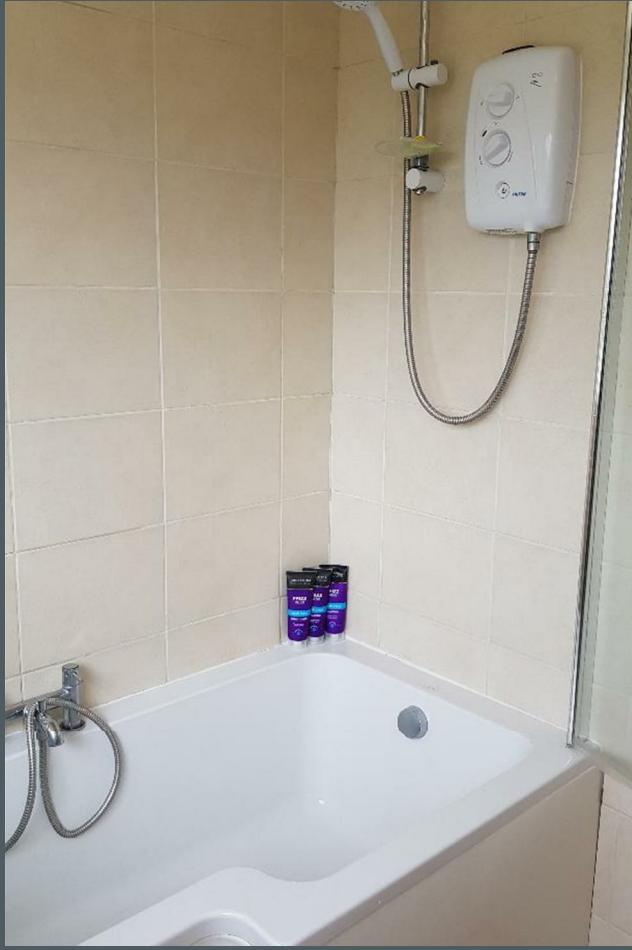
Welcoming entrance hall 5'2" x 8'10" (1.6 x 2.7)

Central heating radiator, laminate flooring, stairs to first floor accommodation, door to:

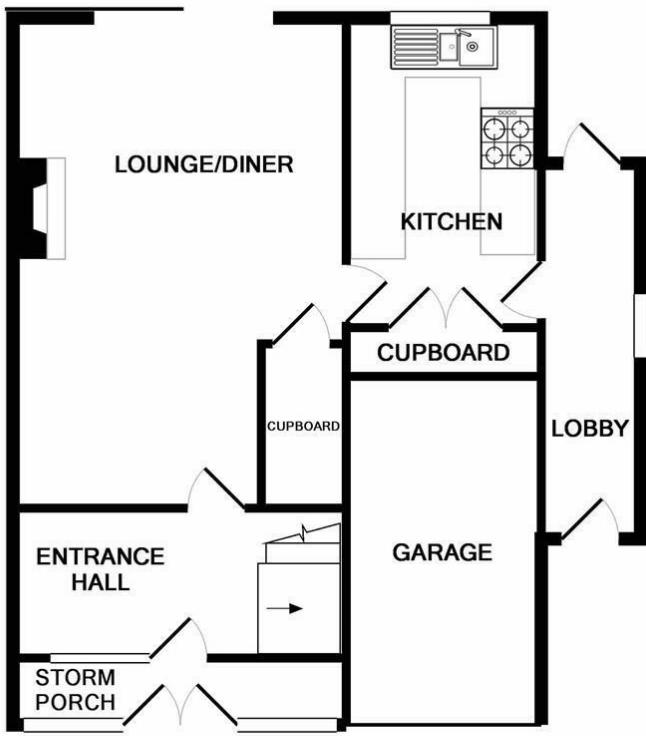
Reception room 8'10" min 12'1" max x 17'8" max 11'9" min (2.7 min 3.7 max x 5.4 max 3.6 min)

Double glazed sliding patio doors to rear garden, coving to ceiling, t.v. aerial point, door to useful storage cupboard beneath stairs, electric fire with complementary mantle and hearth.

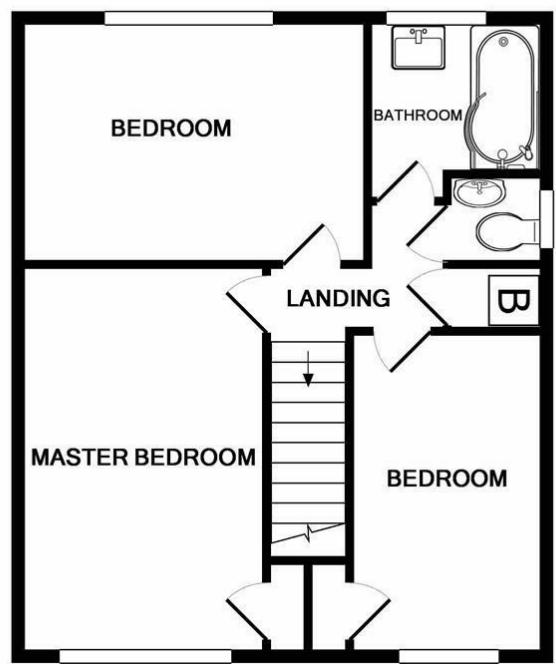








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
 Made with Metropix ©2019

Fitted kitchen 11'5" x 7'6" (3.5 x 2.3)

Double glazed window to rear elevation, range of cream wall and base units with complementary splashback tiling, pine effect roll edge work surface over, inset one and a half stainless steel sink and drainer, integrated electric oven with four ring gas hob over, central heating radiator, two large built in storage cupboards, further door radiating to:

Side lean-to

With door to front driveway and rear garden, space for storage and electrics for white goods.

First floor landing

With hatch to loft space, door to airing cupboard and further doors radiating to:

Bedroom one 14'5" x 8'6" (4.4 x 2.6)

Double glazed window to front elevation, central heating radiator, door to useful storage cupboard over stairs.

Bedroom two 12'9" x 8'10" (3.9 x 2.7)

Double glazed window to rear elevation, central heating radiator.

Bedroom three 11'1" x 7'6" (3.4 x 2.3)

With double glazed window to front elevation, central heating radiator, door to storage cupboard over stairs.

Family bathroom

Obscured double glazed window to rear elevation, L shaped panelled bath with electric shower and side mixer taps, pedestal sink, stainless steel radiator towel rail, tiling to floor and part tiling to walls.

Separate w.c.

Obscured double glazed window to side elevation, stainless steel radiator towel rail, hand basin and low level flush w.c.

Rear garden

The garden is accessed via the side lean-to or alternatively the sliding patio door and comprises of slabbed patio area leading to lawned area with established borders.

Tenure

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 £175 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 Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys 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.

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 Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd 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 and interior measurements are wall to wall. 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.



Lex Allan Grove

Lex Allan Grove Estate Agents

18 Hagley Road, Halesowen
West Midlands B63 4RG

0121 550 5400

lexallangrove.com

info@lexallangrove.com