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1 Foxhollies Drive
Halesowen,
West Midlands
B63 3XE

Offers In The Region Of £260,000



IDEAL FOR YOUNG FAMILES OR FIRST TIME BUYERS WITH NO UPWARD CHAIN a spacious and well presented two bedroomed semi detached property set in a corner plot location. Foxhollies Drive is well located for popular local schools, good transport links, and in close proximity to an abundance of shops and amenities.

The layout in brief comprises of entrance hall, a front facing lounge with stairs leading to first floor, and a rear facing breakfast kitchen with breakfast bar and access to rear garden. Heading upstairs is a pleasant landing, two good sized double bedrooms, and a house bathroom.

Externally the property offers off road parking with garage and side access. At the rear of the property is a landscaped garden with large slabbed seating area curving around the property.

Viewing is highly advised! AF 20/10/26 V4 EPC=D




















Approach
Via tarmac driveway, access to garage, slabbed frontage with side access gate to the rear. Double glazed front door with inserts leading to entrance hall.

Garage 8'6" x 17'4" (2.6 x 5.3)
Double glazed window, up and over door and lighting.

Entrance hall
Ceiling light point, central heating radiator, engineered wood flooring, cloaks cupboard housing the fuse board.

Lounge diner 12'5" x 14'9" (3.8 x 4.5)
Double glazed window to front, ceiling light point, coving to ceiling, central heating radiator, engineered wood flooring, stairs to first floor accommodation.

Breakfast kitchen 14'9" x 12'5" (4.5 x 3.8)
Double glazed door, double glazed window to rear, wall and base units, granite work top, stainless steel sink and drainer, space for cooker, extractor, splashbacks, built in dishwasher, built in tumble dryer, space for washing machine, built in fridge freezer, breakfast area with granite work top, central heating radiator, tiled flooring.

First floor landing
Loft access, ceiling light point, coving to ceiling, wood effect laminate flooring, access to bedrooms and bathroom.







Bedroom one 12'9" x 8'2" (3.9 x 2.5)
Two double glazed windows to rear, ceiling light point, coving to ceiling, central heating radiator.

Bedroom two 12'9" x 7'2" (3.9 x 2.2)
Two double glazed windows to front, ceiling light point, coving to ceiling, central heating radiator, storage cupboard over the stairs.

Bathroom
Double glazed obscured window to side, extractor, spotlights to ceiling, P shaped bath with shower over, tiled walls, wash hand basin, low level w.c., tiled flooring, central heating radiator.

Rear garden
Paved seating area, paving leading to double glazed door to garage, mature borders, good sized lawn area, footpath to the rear, central slabbed area, further seating area to the rear and feature pond.

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.

Council Tax Banding
Tax Band is C

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. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

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 our panel of surveyors 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 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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.

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