



9 Cosford Drive
Dudley,

West Midlands DY2 9JN

Offers In The Region Of £170,000

...doing things differently



Lex Allan Grove are proud to offer for sale this well presented mid terraced house situated within a well established residential location and would make a great buy for both the First time buyer or landlord investor. The property briefly comprises of a entrance porch, lounge, kitchen, two bedrooms, bathroom, driveway parking and garage en bloc, and really needs to be viewed to be fully appreciated. Please call the office at the earliest opportunity to arrange. JE V2 29/05/2024 EPC-C



Lex Allan Grove loves...
The quiet cul de sac
location.









Approach

Crete printed concrete driveway, double glazed front door leading to;

Entrance Porch

Cupboard housing fuse box, door leading to;

Lounge 16'0" max x 13'9" min x 11'9" max x 7'10" in (4.9 max x 4.2 min x 3.6 max x 2.4 min)

Double glazed window to front, central heating radiator, dado rail, feature electric fire, fireplace surround and marble hearth, TV point, door leading to first floor accommodation.

Kitchen 11'5" max x 8'2" in x 11'9" (3.5 max x 2.5 min x 3.6)

Door to under stairs storage cupboard, central heating radiator, tiled floor, double glazed window to rear, double glazed obscured door to rear, range of matching wall and base units, complementary surfaces over, 1.5 bowl sink with drainer and mixer tap, integrated oven and grill, four ring electric induction hob, stainless steel chimney extractor over, integrated fridge/freezer, plumbing for washing machine.

Conservatory 7'2" x 11'9" (2.2 x 3.6)

Two double glazed windows to rear, double glazed door to rear, tiled flooring and central heating radiator.

Landing

Access to loft and central heating radiator.

Bedroom one 10'2" x 11'9" (3.1 x 3.6)

Two double glazed windows to front and central heating radiator

Bedroom two 8'6" x 11'9" (2.6 x 3.6)

Double glazed window to rear, central heating radiator and storage cupboard housing boiler.





Bathroom

Stainless steel towel radiator, part tiled walls, panelled bath with mixed tap and hand held shower over, pedestal wash hand basin, low level w.c. separate shower cubicle with tiled walls.

Garden

Fence panel borders, rear gate giving access to front, Astro turf lawn, decking patio area and a slabbed walkway.

Garage 15'5" x 7'10" (4.7 x 2.4)

En bloc garage with up and over door.

Council Tax Banding

Tax Band is B.

Freehold 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 Grove 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 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.

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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