



Fairways Birch Terrace
Dudley,
West Midlands DY2 0LJ

Offers In The Region Of £240,000

...doing things differently



This well presented three bedroom detached family home located within a quiet cul-de-sac in Netherton. Being close to local transport links, amenities, schools, playing fields and a short walk into Netherton Village.

Internally the property comprises of entrance porch leading into the entrance hall, spacious lounge/diner having sliding doors to the rear and the kitchen which also provides access to the rear.

To the first floor there are three double bedrooms and a family bathroom having a separate shower cubicle and a separate w.c.

Externally the property offers an easy maintenance rear garden having access to the front driveway and the garage. AF 20/8/24 V1 EPC=D







Approach

Via tarmac driveway with block stone hedging, front lawn with dwarf walling to front, flower border, paved step to front door, side access gate and access to garage.

Porch

Double glazed door to front, double glazed windows to sides, entrance door to:

Entrance hall

Ceiling light point, central heating radiator, stairs to first floor accommodation.

Lounge diner 16'8" x 21'7" (5.1 x 6.6)

Double glazed bow window to front, two ceiling light points with ceiling roses, decorative coving, wall light points, two central heating radiators, double glazed sliding door to rear, feature fireplace, wood effect laminate flooring.

Kitchen 11'9" x 8'6" (3.6 x 2.6)

Double glazed door to rear and window to side, ceiling light, range of wall and base units, work surfaces, tiled splashbacks, space for cooker with extractor, under lighting to cupboards, breakfast bar with seating and storage beneath, space for washer, stainless steel one and a half bowl sink and drainer, access to pantry.









Conservatory 11'5" x 11'9" (3.5 x 3.6)

Double glazed doors to rear and to side, double glazed windows, ceiling light and fan, plastic roof panels, central heating radiators, wood effect laminate flooring.

First floor landing

Ceiling light point, loft access hatch, access to all bedrooms, w.c. and house bathroom.

Bedroom one 10'5" x 12'5" (3.2 x 3.8)

Double glazed window to front, ceiling light point, ample built in storage with wardrobes around the bed and one wall, also recessed storage, central heating radiator.

Bedroom two 7'10" x 10'5" (2.4 x 3.2)

Double glazed window to front, ceiling light point, central heating radiator.

Bedroom three 7'6" min 13'5" max x 6'2" min 8'10" max (2.3 min 4.1 max x 1.9 min 2.7 max)

L shaped room with double glazed window to rear, ceiling light point, central heating radiator, fitted wardrobes.

Separate w.c.

With low level flush w.c., double glazed obscured window to side, ceiling light point.

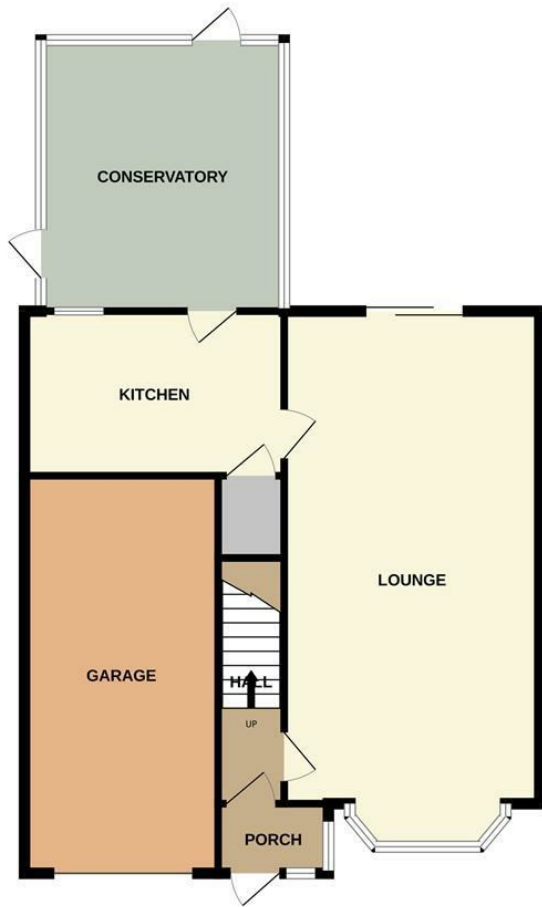
Bathroom

Double glazed obscured window to rear, ceiling light point, tiled walls, bath and separate shower cubicle, wash hand basin, central heating towel radiators, access to boiler cupboard/airing cupboard housing the combination boiler.

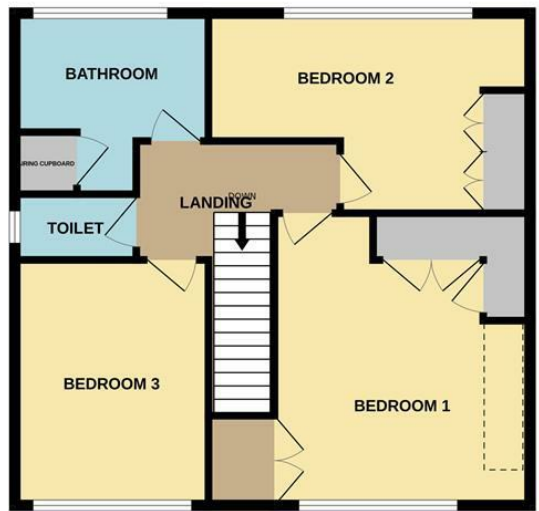
Rear garden

Paved patio area, space for shed, further paved area, raised gravelled flower beds to side, space for greenhouse, rum bar, small lawn area with raised beds to side, gate to front.

GROUND FLOOR



1ST FLOOR



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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Garage 8'2" x 16'4" (2.5 x 5.0)

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. 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.

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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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