



7 Wilkes Croft
Dudley,

West Midlands DY3 3LL

Offers In Excess Of £400,000

...doing things differently



Offered for sale with NO ONWARD CHAIN! A great opportunity for a family to put their own touch on this spacious 4 bed detached home. Located in a highly desirable location and benefitting from good access to local shops and amenities, good transport links, and near to popular local schools.

The layout in brief comprises of Entrance hall, ground floor WC, a large lounge area that flows through to conservatory, a front facing dining room, and a kitchen benefitting from a rear aspect. Heading upstairs is a pleasant landing with loft access, a main bedroom with built-in wardrobes and en-suite shower room, two further good sized double bedrooms, a fourth bedroom, and the house bathroom.

Externally the property offers ample off road parking, with a side access leading to the double garage. At the rear is also a low maintenance garden with mature borders and paved seating near to property. AF 10/10/24 V1 EPC=D







Approach

Via shared tarmac driveway, private driveway to front of property, further driveway to side of property leading to garage at rear, paved footpath to front with lawn area to double glazed front door with stained glass inserts.

Entrance hallway

Ceiling light point, central heating radiator, access to ground floor w.c.

Ground floor w.c.

Double glazed obscured window to rear, central heating boiler, low level w.c., wash hand basin, ceiling light point, central heating radiator, storage cupboard under stairs.

Lounge 11'1" x 20'4" (3.4 x 6.2)

Double glazed bow window to front, central heating radiator, two ceiling light points, wall lighting, decorative coving, central heating radiator, feature stone surround gas fireplace, sliding doors to conservatory.

Conservatory 10'2" x 10'5" (3.1 x 3.2)

Double glazed windows to all sides, wall lighting, sliding door to rear garden, tiled floor.

Front reception room 9'10" x 10'5" (3.0 x 3.2)

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









Kitchen 9'10" x 9'6" (3.0 x 2.9)

Double glazed window to rear, double glazed door to side with obscured panel insert, range of wall and base units with one and a half bowl sink and drainer, space for cooker, space for fridge freezer, space washing machine, stone effect work top, tiled splashback, central heating radiator, tiled flooring.

First floor landing

Ceiling light point, loft access with lighting, airing cupboard housing hot water cylinder.

Bedroom one 11'1" x 10'9" (3.4 x 3.3)

Double glazed window to rear, ceiling light point, decorative coving, central heating radiator, built in wardrobes and side tables with additional wall mounted either side of bed.

En-suite

Double glazed obscured window to rear, ceiling light point, shower cubicle, low level w.c. wash hand basin, central heating radiator, tiled walls.

Bedroom two 9'10" x 10'2" max 85'3" min (3.0 x 3.1 max 26 min)

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

Bedroom three 10'5" x 8'2" (3.2 x 2.5)

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

Bedroom four 8'2" x 9'10" (2.5 x 3.0)

Double glazed window to rear, ceiling light point, central heating radiator, store cupboard.

House bathroom

Double glazed obscured window to front, ceiling light point, bath, low level w.c., wash hand basin, central heating radiator, half tiled walls.

Rear garden

Paved area, access to conservatory, mature borders surrounding the lawn.

Detached Garage 14'5" x 19'4" (4.4 x 5.9)

Up and over metal door to front.

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.

Council Tax Banding

Tax Band is

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.



TOTAL FLOOR AREA : 1446 sq.ft. (134.3 sq.m.) approx.

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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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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