



19 Denby Way
Cradley Heath,
West Midlands B64 5RF
Offers In Excess Of £290,000

...doing things differently



A truly well presented and spacious three bedroomed semi detached property. located in a quiet cul-de-sac. Denby Way offers spacious open plan living for young professionals and families looking to entertain. Further benefitting from being well placed for good transport links, popular local schools, and near to an abundance of facilities and amenities. This property must be seen to be appreciated.

The layout in brief comprises of entrance hall with ground floor WC, a front facing lounge, a truly impressive and spacious open plan breakfast kitchen and dining area featuring built-in appliances, central island with break fast bar, Velux windows, and French doors leading out to rear garden. Heading upstairs is a pleasant landing with loft access, a well proportioned main bedroom with built-in storage, a second double bedroom with storage, a generous third bedroom, and the house bathroom benefitting from separate bath and shower.

Externally the property offers two car parking to frontage with a side access to rear. At the rear of the property is a low maintenance garden with paved seating near to property. AF 25/10/24 V1 EPC=B







Approach

Via driveway with parking for two vehicles.

Entrance hall

Ceiling light point, stairs to first floor accommodation, central heating radiator, wood effect laminate flooring.

Downstairs w.c.

Double glazed window, ceiling light point, w.c., wash hand basin, central heating radiator, wood effect laminate flooring.

Lounge 14'9" x 10'2" (4.5 x 3.1)

Double glazed window to front, ceiling light point, central heating radiator, wood effect laminate flooring.

Kitchen diner 17'4" x 13'5" (5.3 x 4.1)

Double glazed French doors, ceiling spotlights, three velux windows, wall and base units, ceramic one and a half bowl sink and drainer, marble effect work top, built in dishwasher, washing machine, five ring gas burner, extractor, oven, store/boiler cupboard, central heating radiator, wood effect laminate flooring.

First floor landing

Ceiling light point, access to loft hatch.

Bedroom one 8'10" x 11'1" (2.7 x 3.4)

Double glazed window to front, ceiling light point, built in wardrobe, central heating radiator, wood effect laminate flooring.







**Bedroom two 8'10" x 10'2" (2.7 x 3.1)**

Double glazed window to rear, ceiling light point, built in wardrobe central heating radiator, wood effect laminate flooring.

Bedroom three 6'2" x 8'2" (1.9 x 2.5)

Double glazed window to front, ceiling light point, central heating radiator, wood effect laminate flooring.

Bathroom

Double glazed obscured window, spotlights, bath, separate shower cubicle, low level flush w.c., wash hand basin, part tiled walls, wood effect laminate flooring, central heating towel radiator.

Rear garden

Paved seating area, side access to front, lawned area beyond.

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

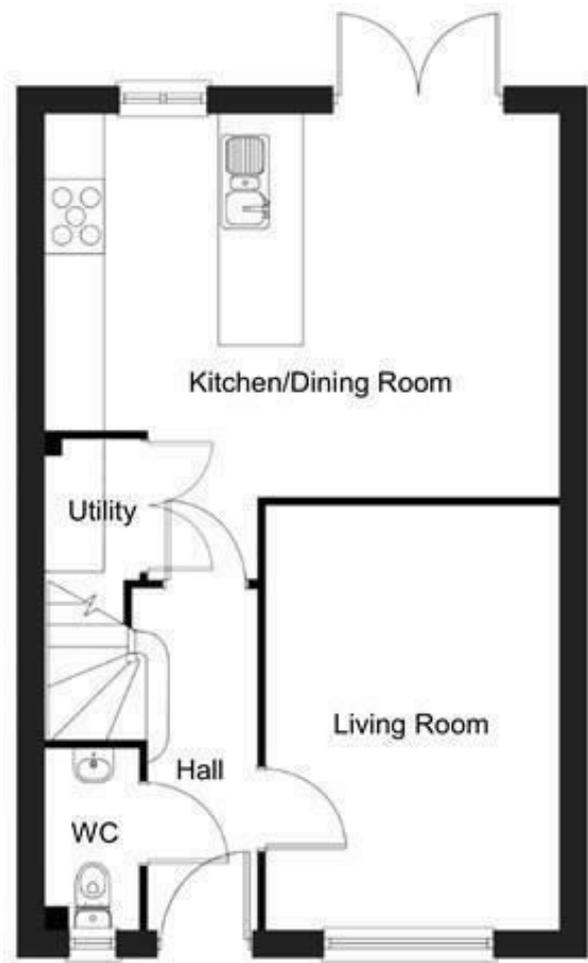
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed 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.

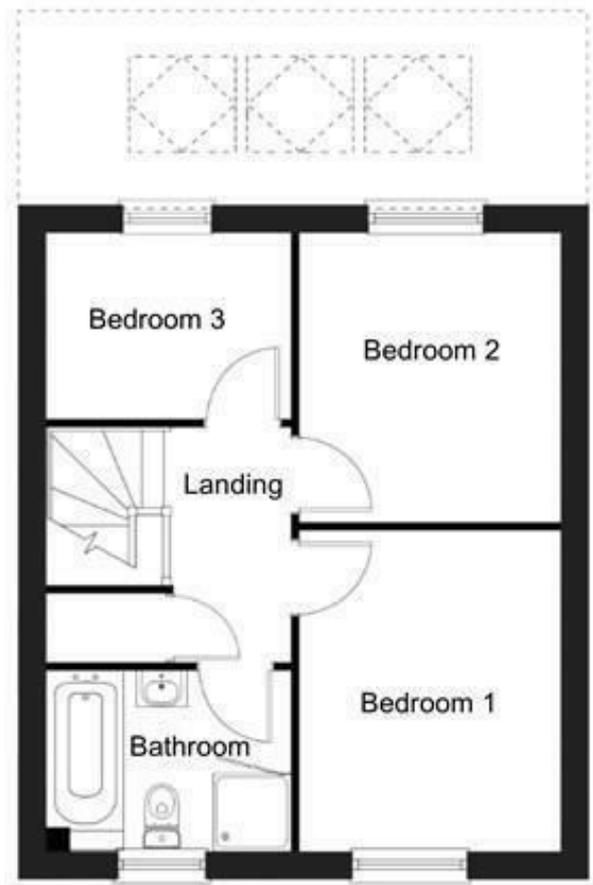
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.



Ground Floor



First Floor

Floor plans for illustration purposes only. Not to scale.

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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