



19 Ashfield Crescent  
Dudley,  
DY2 0BG

*Offers In Excess Of £200,000*

*...doing things differently*





A spacious three bedroom family home including welcoming entrance hall, lounge leading to conservatory, breakfast kitchen, side utility area, off road parking, three good sized bedrooms and bathroom, pretty rear garden. Internal inspection highly recommended. DAG 25/10/23 V2 EPC=D



**Lex Allan Grove loves...**  
the excellent location to  
Merry Hill Centre













#### **Approach**

Via driveway, steps leading to front door.

#### **Welcoming reception hall**

Having window to side, under stairs storage cupboard, door to lounge.

#### **Lounge 11'1" max 9'6" min x 17'4" (3.4 max 2.9 min x 5.3)**

Double glazed bay window to front, t.v. point, boxed in central heating, coving to ceiling.

#### **Conservatory 9'2" x 8'10" (2.8 x 2.7)**

Double glazed windows to front, French doors to rear garden, windows to rear.

#### **Kitchen 10'2" min 11'5" max x 10'9" (3.1 min 3.5 max x 3.3)**

Double glazed window to rear, range of wall and base units with roll top work surfaces over, one and a half bowl sink with drainer and mixer tap, integrated oven and integrated dishwasher, filter hood, double glazed door to side.

#### **Utility 5'10" x 9'2" (1.8 x 2.8)**

Double glazed door to rear and front, plumbing for washing machine, space for appliances.



















**Landing**

With doors to:

**Downstairs w.c.**

Double glazed window to side, w.c.

**First floor landing**

Double glazed window to front, doors radiating to:

**Bedroom one 10'9" x 9'6" (3.3 x 2.9)**

Double glazed window to rear, central heating radiator, fitted wardrobes.

**Bedroom two 7'2" x 9'10" (2.2 x 3.0)**

Double glazed window to front, central heating radiator.

**Bedroom three 10'2" x 7'6" (3.1 x 2.3)**

Double glazed window to rear, fitted desk space.

**Bathroom**

Double glazed obscured window to side, spa bath with separate shower cubicle, w.c., complementary tiling to walls, pedestal wash hand basin.

**Garden**

Having patio area, steps leading down to shaped lawn with mature borders, outside.

**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 A



### **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 Mr Tony Lowe of Green Street Surveys 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 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct 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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local knowledge exceptional service