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85 Woods Lane, Brierley Hill, West Midlands, DY5 2RA

This three bedroom detached bungalow is now ready for its next chapter. Offering spacious accommodation inside and out this truly is a must view. In brief the property comprises, porch, lounge, kitchen, dining room, three good sized bedrooms, bathroom and W.C. To the rear is a private garden while at the front is a driveway and generous lawn. Viewings are available immediately so call today on 01384 442464 to arrange yours!



Approach

Large lawn to front with off road parking, access via a porch.

Porch

Access to lounge, double glazed window to side.

Lounge

17'26 x 15'93 (5.18m x 4.57m)

Electric fireplace, two central heated radiators, double glazed window to front.

Kitchen

12'07 x 6'63 (3.84m x 1.83m)

Wall and base units, breakfast bar, electric oven, four ring gas hob, sink and drainer, plumbing for washing machine, opening to dining room, central heated radiator, double glazed window to side.

Dining Room

11'67 x 6'50 (3.35m x 1.83m)

Double glazed window to side, access to the garden, central heated radiator.

Bedroom 1

15'02 x 9'93 (4.62m x 2.74m)

Fitted wardrobes, double glazed window to rear.



Bedroom 2

13'09 x 8'35 (4.19m x 2.44m)

Double glazed window to front, central heated radiator.

Bedroom 3

12'16 x 7'38 (3.66m x 2.13m)

Fitted wardrobes, double glazed window to rear, central heated radiator.

Bathroom

Bath with shower over, wash hand basin, W.C, double glazed window to side, central heated radiator.

W.C

Wash hand basin, W.C, double glazed window to side.

Rear Garden

A private and peaceful garden with a slabbed patio area, steps lead up to a generous lawn, access to the front via the side.

The Location

Woods Lane provides an ideal location for those wishing to access the nearby Merry Hill Centre, whilst Stourbridge town centre is also within close vicinity. The area is well served by local schools, and there are public transport links situated nearby. The property would make an ideal base for commuter, as it offers convenient access to Stourbridge, Dudley, Halesowen and Birmingham.

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 Band C

Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, 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. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

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 £240 inc VAT 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 surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
A		84	A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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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