



**LexAllan**

local knowledge exceptional service

39 Windmill Grove, Wall Heath, West Midlands, DY6 0JY

This three bedroom semi detached home has been lovingly cared for and improved over the years by the current owners to offer attractive and spacious accommodation. This highly sought after and quiet residential address sits perfectly placed at the end of the cul de sac, with the added bonus of Wall Heath tennis club and park accessed from the rear garden gate. The property itself comprises of driveway to front giving access to the large garage with access through to further parking at the rear, porch, entrance hall, lounge, diner, kitchen, and conservatory. To the first floor are three generously sized bedrooms, shower room and separate w.c. For further information or to arrange your viewing contact the office on 01384 442464.



### Approach

Tarmac drive offering parking for a number of cars and giving access to garage, lawn, flower bed and brick wall

### Porch

Double glazed windows and door, giving access into:

### Entrance Hall

Double glazed window and door to front, cupboard off, central heating radiator, and stairs rising to first floor accommodation

### Lounge/diner

12'1" x 25'3" (3.7 x 7.7)

Double glazed window to front, central heating radiator, door to rear, and electric fire with feature surround



### Conservatory

9'6" x 8'6" (2.9 x 2.6)

Double glazed windows, central heating radiator, tiled floor, and double glazed doors to rear

### Kitchen

10'5" min 14'1" max x 8'10" (3.2 min 4.3 max x 2.7)

Double glazed window to rear, range of wall and base units with work surface over incorporating sink with mixer tap, electric hob, extractor hood, dishwasher, oven, cupboard off, tiled splash backs and central heating radiator



## Landing

Double glazed window to side, access to loft space, cupboard housing combi boiler, and doors radiating to:

## Bedroom One

12'9" x 9'2" (3.9 x 2.8)

Double glazed window to front, built in wardrobes, and central heating radiator

## Bedroom Two

12'1" x 9'6" min 11'1" max (3.7 x 2.9 min 3.4 max)

Double glazed window to rear, central heating radiator, and built in wardrobes

## Bedroom Three

8'10" x 7'2" (2.7 x 2.2)

Double glazed bay window to rear and central heating radiator

## Shower Room

Shower, double glazed window to side, wash hand basin with mixer tap and storage below, heated towel rail, and tiled splash backs

## Separate w,c

Double glazed window to front, low level w,c, and central heating radiator

## Garage

13'5" approx x 20'4" (4.1 approx x 6.2)

Folding doors to front and double doors to rear

## 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 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.

## Tenure (Freehold).

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



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of length, breadth, height 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 accuracy, validity and applicability thereof have not been tested and no guarantee as to their operation or efficacy can be given. Made with Metaphor ©2023



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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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
67	82	C	C

Energy Efficiency: 67 (Current), 82 (Potential). Environmental Impact (CO<sub>2</sub>): C (Current), C (Potential). See www.gov.uk for more information. England & Wales 2020/01/16

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