



**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

## 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



## 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

**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.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements, of finish, fixtures, fittings 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 of these plans are not guaranteed and are subject to the final operation of the plans as they can be seen. Made with Metaphor 02023



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Costs
A	£57	A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	

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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.