



LexAllan

local knowledge exceptional service

25 Bath Road, Quarry Bank, Brierley Hill, West Midlands, DY5
1AZ

**** CALLING ALL FIRST TIME BUYERS OR INVESTORS ****

This two bedroom semi detached property is perfect for those looking to make that step onto the property ladder. Alternatively with a tenant currently in situ this makes for a great buy-to-let proposition. Being well maintained throughout and surrounded with superb amenities and transport links. Bath Road is also offered with NO UPWARD CHAIN. In brief the property comprises; entrance hall, lounge, kitchen/diner, two bedrooms and family bathroom. To the rear is a private garden. Call us today to arrange your viewing.

Approach

Shared gate to front allows access.

Entrance Hall

Door radiating off to lounge, stairs rising to first floor.

Lounge

12'4" x 11'11" (3.77 x 3.65)

Fireplace with surround, double glazed window to front, central heated radiator.

Kitchen/Diner

13'5" x 9'11" (4.09 x 3.04)

Variety of wall and base units, electric oven, four ring gas hob with extractor above, stainless steel sink and drainer, plumbing for washing machine, two double glazed windows to rear along with door access, understairs storage cupboard.

Landing

Doors radiating off to all first floor accommodation, double glazed window to side, loft access.

Bedroom 1

13'8" x 10'3" (4.18 x 3.14)

Built in wardrobe, double glazed window to front, central heated radiator.



Bedroom 2

11'8" x 8'7" (3.58 x 2.62)

Double glazed window to rear, central heated radiator.

Bathroom

Bath with shower over, wash hand basin, w.c, spot lights, double glazed window to rear, central heated radiator.

Rear Garden

A private rear garden with an extensive slabbed patio area, this truly does offer low maintenance throughout.

The Location

Bath Road lies conveniently close to Quarry Bank itself which offers a comprehensive range of shops and other services. Public transport services run from Coppice Lane or High Street and Quarry Bank also plays host to an excellent medical centre, primary school, butchers and eateries. It provides the ideal base for those working in nearby commercial centres with the Merry Hill shopping centre and waterfront business parks within five minutes drive and the midland motorway network can be accessed from Halesowen together with railway services from Cradley Heath or Lye.

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.



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.

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.

Council Tax Band A

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	1-23
B	81-91	B	24-47
C	69-80	C	48-74
D	55-68	D	75-100
E	39-54	E	101-150
F	13-38	F	151-200
G	1-12	G	201-250

England & Wales 2020/21 EC



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for information purposes only and should not 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. Made with Metropac ©2024



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.

The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

LexAllan

local knowledge exceptional service