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25 Aldgate Drive, Withymoor Village, Brierley Hill, West Midlands,  
DY5 3NT



This stunning three bedroom detached family home is truly the definition of turn key ready. The current vendor has done full refurbishment inside and out and truly is not one to miss. Aldgate drive is the perfect home for those looking to upsize. The property is entered via a welcoming entrance hall, stairs rise to the first floor with the lounge to the front with the spacious kitchen/diner to the rear, off this is the downstairs W.C. To the first floor are three well sized bedrooms and the modern fitted kitchen. Outside is a landscaped rear garden that is private and peaceful. Ample off road parking to the front along with access to the garage. Viewings are highly recommended to really appreciate the accommodation on offer.



#### Approach

Tarmac driveway with block paved border.

#### Entrance Hall

Access via a composite door, spacious and bright with stairs to first floor, porcelain marble tiled flooring, spot lights, central heating radiator.

#### Lounge

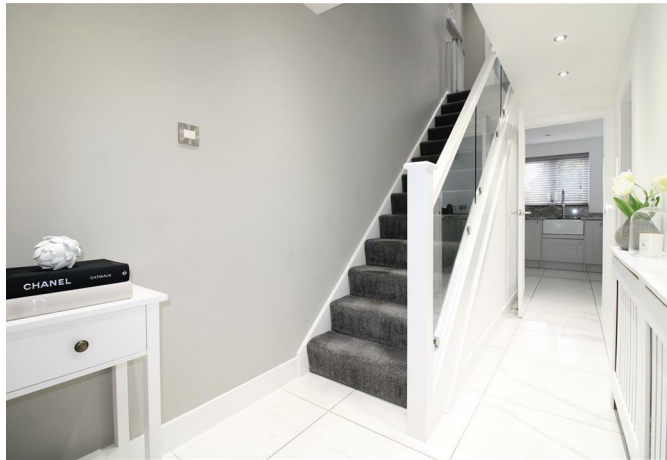
14'37" x 10'27" (4.27m x 3.05m )

Double glazed bay window to front, porcelain marble tiled flooring, spot lights, central heating radiator.

#### Kitchen/Diner

16'51" x 9'42" (4.88m x 2.74m )

With the kitchen offering a variety of wall and base units, Granite worktops, integrated Bosch Oven, microwave and hob, Belfast style sink with mixer tap, integrated Lamona fridge/freezer and dishwasher, porcelain marble tiled flooring, double glazed window to rear, spot lights, large under stair pantry, French doors allowing access to the rear garden, central heating radiator.



#### W.C

W.C, double glazed window to rear, central heating radiator, porcelain marble tiled flooring, spot lights.

#### Landing

A spacious and airy landing with doors radiating off to all first floor accommodation, loft access, airing cupboard, double glazed window to side.

#### Bedroom 1

11'92" x 9'49" (3.35m x 2.74m )

Built in wardrobes, double glazed window to front, central heating radiator, spot lights.

#### Bedroom 2

9'50" x 9'49" (2.74m x 2.74m )

Double glazed window to rear, central heating radiator, spot lights.

#### Bedroom 3

8'97" x 6'84" (2.44m x 1.83m )

Storage cupboard, double glazed window to front, central heating radiator, spot lights.



### Bathroom

Bath with shower over, wash hand basin, W.C, chrome heated towel rail, spot lights, porcelain marble tiled flooring, double glazed window to rear.

### Rear Garden

A private and peaceful rear garden offering a generous patio area perfect for sociable evenings spent with friends and family. A neat and tidy lawn area with a border of railway sleepers and beds of decorative slate chippings.

### Garage

Up and over door to front, plumbing for washer and dryer, worksurface with under counter cupboards, power and lighting throughout, access to garden.

### The Location

Aldgate Drive is the ideal base for those working in nearby commercial centres around Stourbridge, Brierley Hill and the Black Country, the property is just a few hundred yards from the excellent Peter's Hill primary school. Merry Hill Shopping Centre can be found by a short drive away along with Stourbridge High Street. Within a short walking distance you have a handful of local shops and supermarket along with a medical centre. A short distance away is the rail network which gives you easy access throughout the borough and further afield.

### Council Tax Band C

### 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.

### 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, ceilings and fixtures are for guidance only and are not intended to be used for any legal or contractual purposes. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or condition. © Lex Allan 2022



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	85
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

**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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