



LexAllan

local knowledge exceptional service

66 Charles Road, Brierley Hill, West Midlands, DY5 1AE

This beautifully present two bedroom semi detached makes for an ideal first time buyers home with surprisingly spacious accommodation on offer thanks to an extension to the rear and side. The current owner has done a whole host of improvement on the home over the last couple of years which must be viewed to be fully appreciated. The property itself comprises of two large reception room and an open plan kitchen/sun room. To the first floor two double bedrooms and house bathroom. Finally an attractive garden completes the picture at this convenient location near to Quarry Bank High Street and Merry Hill.



Approach

Tarmac drive offering parking for a number of cars, slab path and steps up to front and lawn to side

Reception One

Double glazed window to front and side, double glazed door to front, central heating radiator and stairs off

Reception Two

Double glazed window to rear, central heating radiator and cupboard off

Kitchen

Double glazed window and door to front, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated oven, space and plumbing for washing machine and tiled splash backs

Sun Room

Opening off the kitchen with double glazed windows and doors, central heating radiator and skylight

Landing

Double glazed window to side, central heating radiator and access to loft space

Bedroom One

Double glazed window to front, central heating radiator and cupboard off

Bedroom Two

Double glazed window to rear and central heating radiator

Bathroom

Bath with mixer tap and shower over, low level w.c, wash hand basin with mixer tap, double glazed window to side, tiled walls and heated towel rail

Rear Garden

Slab patio with steps up, astro turf, shed and all with fencing to enclose



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.

Money Laundering Regulations.

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. As your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase. 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.

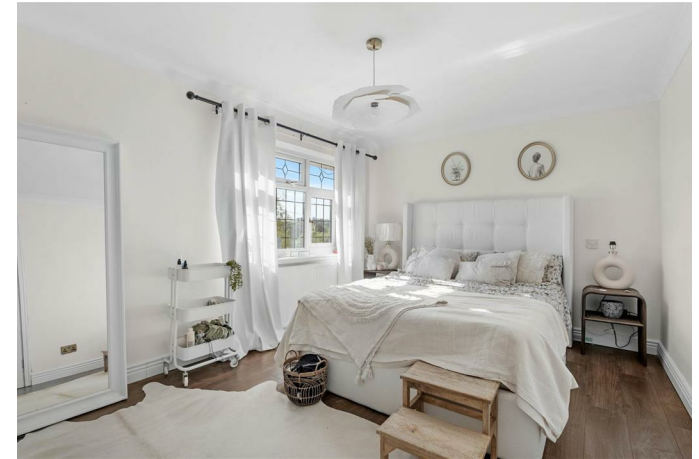
Referral Fees.

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.

Council Tax Band A

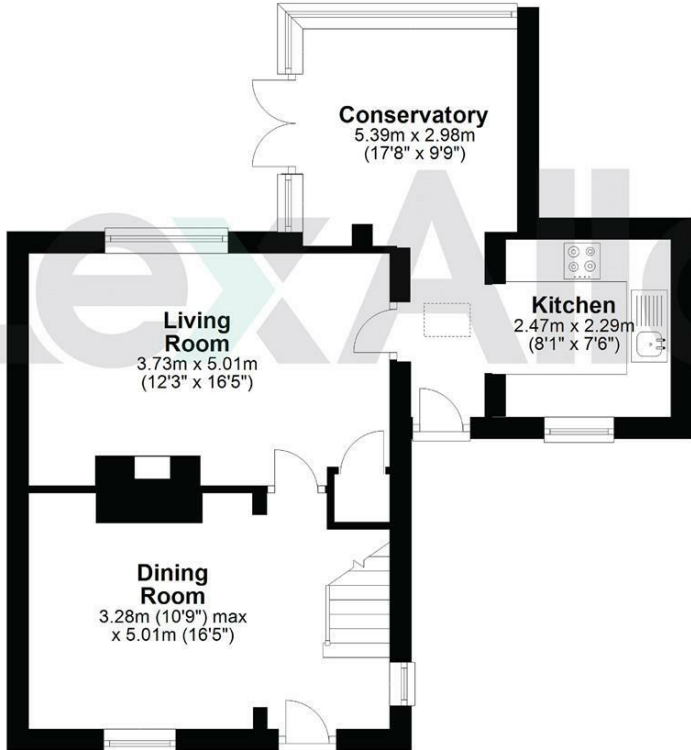




Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower heating costs	Good	Pass	Very environmentally friendly - lower CO ₂ emissions	Good	Pass
A	B	C	A	B	C
D	E	F	D	E	F
G	H	I	G	H	I
87	72	55	87	72	55
Very energy efficient - higher heating costs	Very environmentally friendly - higher CO ₂ emissions				

England & Wales
EPC Directive 2002/91/EC

Ground Floor
Approx. 51.6 sq. metres (555.5 sq. feet)



First Floor
Approx. 33.1 sq. metres (355.9 sq. feet)



Total area: approx. 84.7 sq. metres (911.4 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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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