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Apartment 3 Broadfield House Compton Drive, Kingswinford,
West Midlands, DY6 9NS

With NO UPWARD CHAIN this charming three bedroom townhouse is truly a must view. Having one owner since it was converted this family home offers turn key ready accommodation and spacious living throughout. Whether you're looking to host gatherings in the spacious reception room or enjoy peaceful moments in one of the three cosy bedrooms, this property caters to all your needs. Its prime location in Kingswinford adds to its appeal, providing a perfect balance of tranquillity and accessibility. This delightful property boasts ; entrance hall, lounge, kitchen/diner, three double bedrooms, three shower rooms, utility and guest w.c. The property offers parking for 2 vehicles, ensuring convenience for you.



Approach

Private entrance to the rear of Broadfield House.

Entrance Hall

Spacious and bright hall with doors off, spot lights, central heated radiator.

Kitchen/Diner

Variety of wall and base units with Bosch electric oven and induction hob, integrated dishwasher, fridge and freezer, inset sink with mixer tap, french doors open into the private and peaceful courtyard garden, spot lights and central heated radiator.

Lounge

Inset electric fireplace, double glazed window to side with fitted shutter blinds, central heated radiator.

Inner Hall

Stairs rising to first floor, door off to utility.

Utility

Worksurface with plumbing under for washing machine, central heated radiator, spot lights, door access leading to courtyard.

W.C

Wash hand basin With storage under, floor to ceiling tiles, w.c, spot lights, chrome heated towel rail.

Landing

Bright and airy landing with doors radiant ping off along with stairs rising to second floor, two storage cupboards, double glazed window to side with fitted shutter blind.



Master Bedroom

Superb sized bedroom with en-suite off, double glazed window to either side with fitted shutter blinds, central heated radiator, open wardrobe space with rails.

En-Suite

Large shower cubicle, wash hand basin with storage under, w.c, floor to ceiling tiles, chrome heated towel rail, double glazed window to side, spot lights.

Bathroom

Bath, wash hand basin, w.c, floor to ceiling tiles, spot lights, chrome heated towel rail.

Landing

Stairs rise to the third bedroom, doors radiating off, two storage cupboard, central heated radiator.

Bedroom 2

Double glazed window to side with fitted shutter blind, central heated radiator.

Shower Room

Shower cubicle, wash hand basin, w.c, chrome heated towel rail, floor to ceiling tiles, spot lights, double glazed window to side.

Bedroom 3

Double glazed window to side along with exposed beams, central heated radiator.

Courtyard Garden

A superb private and peaceful outside space with slabbed patio area perfect for hosting sociable summer evenings with friends and family.

Parking

Two allocated parking spaces.

Tenure (Leasehold).

References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 99 years remaining on the lease a ground rent of £200 per annum and a service charge of £2072.45 per annum. 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.

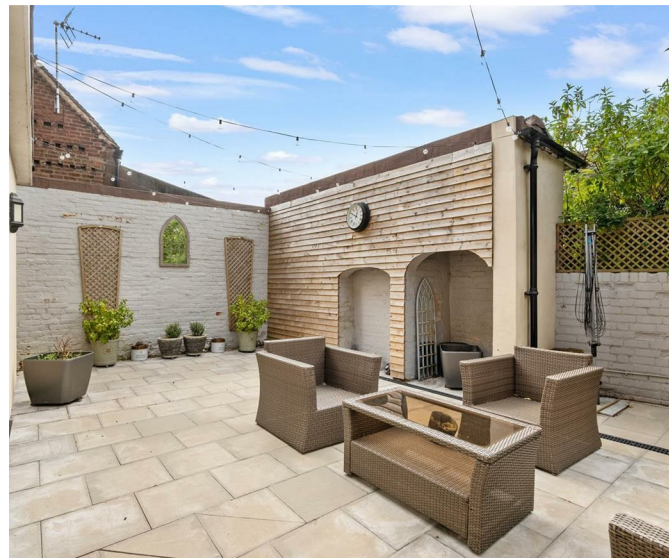
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

Council Tax Band D

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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.



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