



**LexAllan**

local knowledge exceptional service

7 Park Street, Kingswinford, West Midlands, DY6 9LX

Now ready for its next chapter is this charming three bedroom mid terrace located in the heart of Kingswinford Village. Having been well maintained throughout and offering perfect accommodation for first time buyers, this truly is not one to miss. In brief the property comprises, dining room, lounge, kitchen with utility area, bathroom and three bedrooms. To the rear is a private and peaceful garden! Park Street is also offered with NO UPWARD CHAIN!

#### Lounge

11'03 x 9'09 (3.43m x 2.97m)

With a double glazed bay window to front elevation and central heated radiator.

#### Dining Room

12'11 x 11'02 (3.94m x 3.40m)

With large double glazed window to rear elevation, electric fireplace, stairs to first floor landing and door to utility area.

#### Utility Area

6'04 x 6'03 (1.93m x 1.91m)

With double glazed window and door to side elevation and plumbing for a washer and dryer.

#### Kitchen

8'00 x 5'10 (2.44m x 1.78m)

With double glazed window to side elevation, stainless steel sink/drain, electric oven with gas hob and a variety of wall and base units.

#### Bathroom

With bath and shower over, W.C, wash hand basin and double glazed window to side elevation.

#### Bedroom One

16'03 x 11'03 (4.95m x 3.43m)

With two double glazed windows to rear elevation, built in wardrobe and central heated radiator.

#### Bedroom Two

10'00 x 8'00 (3.05m x 2.44m)

With double glazed window to front elevation built in wardrobes and central heated radiator.

#### Bedroom Three

13'02 x 11'07 (max) (4.01m x 3.53m (max))

With double glazed window to front elevation and central heated radiator.



### Rear Garden

Good size rear garden with patio area, side access to front of property and a generous sized lawn.

### The Location

Park Street lies just off Market Street in the very heart of Kingswinford itself. It provides a perfect base for those wanting easy access to the numerous amenities on hand in Kingswinford such as first class day to day shops, banks, a library, eateries and public transport services that run from Market Street. Kingswinford also offers a range of excellent schools suiting all age ranges as well as medical centres and nearby commercial centres around the Black Country and North Worcestershire are easily reached.

### Council Tax Band B

### 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

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. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

### Referral Fees

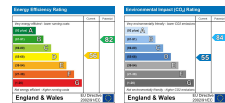
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed 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.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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