



**LexAllan**

local knowledge exceptional service

5 Bower Lane, Quarry Bank, DY5 2DG

## \*\* CHARMING HOME ON A WELL KNOWN ADDRESS\*\*

This three bedroom detached family home has been a loving family home for many years and is now ready for its next chapter. Having been well maintained and benefitting from spacious accommodation, Bower lane is a must view. In brief the property comprises; porch, entrance hall, lounge, kitchen, dining room, guest w.c, utility & conservatory. To the first floor are three well sized bedrooms and family bathroom. Off road parking can be found to the front along with a private rear garden. Viewings are available immediately so call us today.

### Approach

Block paved driveway to front providing ample off road parking.

### Porch

Tiled flooring with access leading to the entrance hall.

### Entrance Hall

Stairs rising to first floor, doors radiating off to all ground floor accommodation, central heated radiator.

### Lounge

13'6" x 11'1" (4.12 x 3.40)

Double glazed window to front, gas fireplace with surround, central heated radiator.

### Kitchen

12'0" x 8'5" (3.66 x 2.57 )

Variety of wall and base units, four ring gas hob with extractor above, electric oven and microwave, integrated dishwasher, sink and drainer, tiled flooring, double glazed window to rear, doors off to utility & dining room.

### Dining Room

9'0" x 8'10" (2.75 x 2.71)

Double doors open into the conservatory, central heated radiator.

### Conservatory

A wonderful additional space with double doors opening into the peaceful garden, power and lighting throughout.

### Utility Room

Base units with stainless steel sink and drainer, double glazed window to rear, central heated radiator.



### W.C

Wash hand basin, w.c, chrome radiator.

### Landing

Spacious landing with doors off, storage cupboard, double glazed window to side, loft access.

### Bedroom 1

13'5" x 11'6" (4.09 x 3.53)

Ample fitted wardrobes, double glazed window to front, central heated radiator.

### Bedroom 2

8'9" x 8'8" (2.67 x 2.65)

Fitted wardrobes, central heated radiator, double glazed window to rear.

### Bedroom 3

9'0" x 5'11" (2.76 x 1.810)

Storage cupboard, double glazed windows to front, central heated radiator.

### Bathroom

P shaped bath with shower over, wash hand basin, w.c, vanity unit, chrome heated radiator, tiled flooring, double glazed window to rear, spot lights.

### Rear Garden

Private and peaceful garden with decked area, generous lawn with a gated side access.

### Garage

Door to front, power and lighting throughout.

### The Location

Situated on the popular Bower Lane in Quarry Bank, This property is within reach of good local amenities in and around Quarry Bank, such as local schools, public transport services, and excellent shops in the High Street. Railway services run nearby from Cradley Heath or Lye and the property forms an ideal base for those commuting to nearby commercial centres in the Black Country or further afield.



### 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.

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 £300 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.



We have every attempt to have made the accuracy of the furnished information, measurements of plots, volumes, areas and any other data an approximation and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchasers. The services, systems and equipment shown have not been tested and no guarantee can be given as to their condition or efficiency. Please refer to the relevant contract documents for further details.



**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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