



LexAllan

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6 Kilburn Drive, Kingswinford, West Midlands, DY6 7SG

Nestled in the charming Kilburn Drive of Kingswinford, this detached house is a hidden gem waiting to be discovered. Boasting three reception rooms, three double bedrooms and ample off road parking this property is perfect for growing families looking for a new place to call home. Situated on a large corner plot, this home offers plenty of outdoor space for children to play or for you to relax and unwind. With a turnkey-ready status, you can move in and start enjoying the comforts of this lovely home without delay. Don't miss out on the opportunity to make this property your own and create lasting memories in a wonderful neighbourhood. Call today to arrange your viewing!

Approach

Drive to front providing ample off road parking, neat and tidy lawn area.

Entrance Hall

Bright and spacious hall with stairs rising to first floor, tiled flooring, central heated radiator.

Lounge

12'4" x 12'2" (3.78 x 3.73)

Double glazed window to front, fire with surround, wall mounted side lights, central heated radiator.

Dining Room

15'7" x 9'6" (4.77 x 2.92)

French doors opening into the garden, two central heated radiators, double glazed window to rear.

Kitchen

18'6" x 7'0" (5.66 x 2.15)

Variety of wall and base units, inset sink, five ring gas hob, double electric oven, double glazed window to front/side and rear, door access into the garden, tiled flooring, central heated radiator.

Snug

12'2" x 7'8" (3.72 x 2.34)

French doors to the rear, central heated radiator.

W.C

Wash hand basin, w.c, chrome heated towel rail, tiled flooring, double glazed window to rear.



Landing

Doors radiating off, double glazed window to side, loft access.

Bedroom 1

12'2" x 7'6" (3.73 x 2.31)

Double glazed window to rear, opening to dressing area, central heated radiator.

Dressing Area

7'6" x 7'4" (2.31 x 2.24)

Double glazed window to rear.

Bedroom 2

12'2" x 11'10" (3.73 x 3.63)

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

Bedroom 3

15'7" x 9'6" (4.77 x 2.91)

Built in wardrobe, two double glazed windows to front, central heated radiator.

Bathroom

Bath with shower over, wash hand basin, w.c, floor to ceiling tiles, chrome heated towel rail, double glazed window to rear.

Garden

A private and peaceful rear garden offering generous slabbed area, neat and tidy lawn area with mature shrubs throughout.

Garage

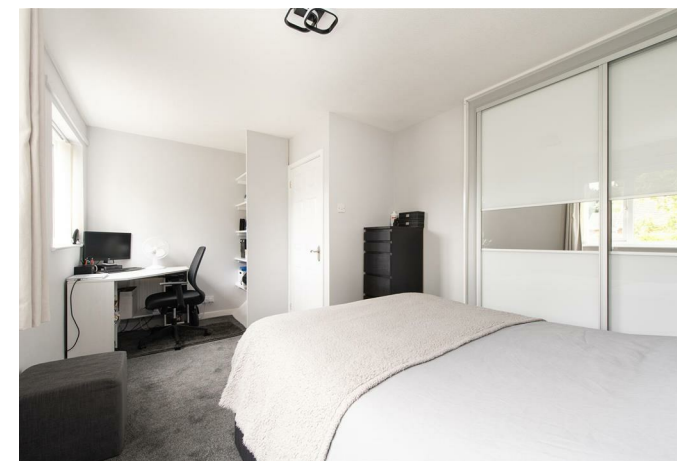
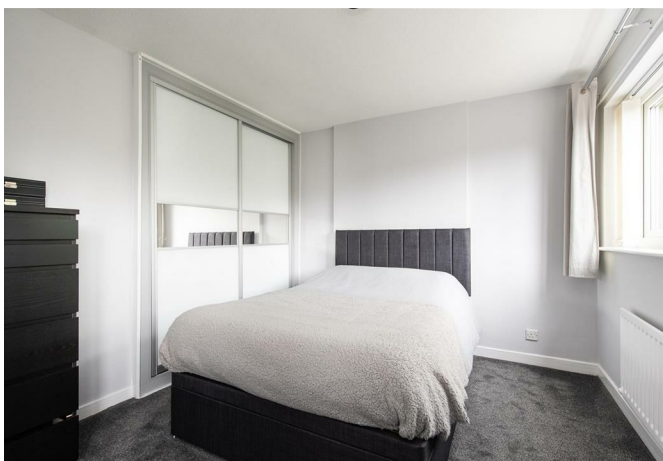
Up and over door to front, power and lighting throughout.

The Location

Situated in Kingswinford you are never too far away from local amenities. There is great public transport links offering access to Stourbridge, the Black Country and Birmingham. Merry hill shopping centre is a short drive away while you have Kingswinford High street a short distance offering a variety of shops, pubs and eateries.

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.

Council Tax Band E

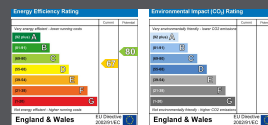


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan and any other information provided is not intended to constitute an offer of any financial product. The services are provided on an 'as is' basis and the user must read and understand the terms and conditions of the service as set out in the relevant terms and conditions.



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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