



**LexAllan**

local knowledge exceptional service

1 Martindale Walk, Brierley Hill, West Midlands, DY5 2RX



## \*\* RUN DON'T WALK TO MARTINDALE \*\*

This superb detached family home is perfect for the growing family, offering spacious accommodation inside and out this truly is a must view. Situated in a sought after address due to great schooling options and amenities right on your doorstep. Martindale offers; porch, entrance hall, lounge, dining room, kitchen, utility with w.c off, study and a sun trap of a conservatory. On the first floor are four double bedrooms and family bathroom. Outside you will find parking to the front along with a private and peaceful rear garden. Viewings are available immediately so don't hesitate and call the office today!

### Approach

Tarmac drive to front with neat and tidy lawn area.

### Porch

Access leading to the entrance hall,

### Entrance Hall

Stairs rising to first floor, door off to lounge.

### Lounge

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

### Dining Room

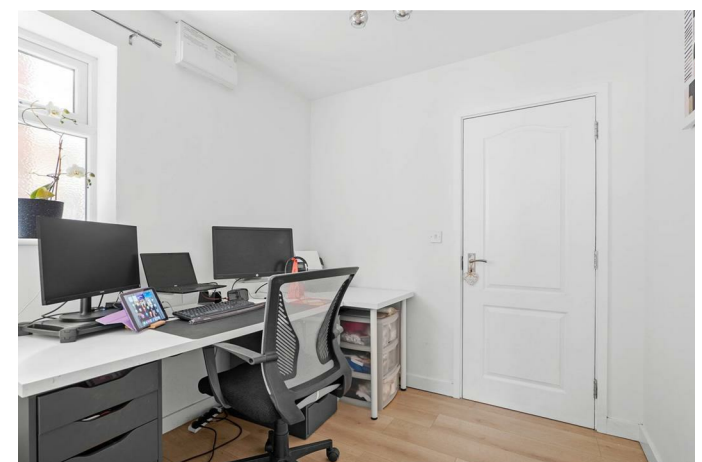
Double doors open to the conservatory, central heated radiator, door off to kitchen.

### Kitchen

Variety of wall and base units, double electric oven, induction hob with extractor above, integrated 'Bosch' dishwasher, stainless steel sink and drainer, double glazed window to rear, spot lights.

### Study

Double glazed window to side, central heated radiator.





## Utility

Plumbing for washer and dryer, sink and drainer, tiled flooring.

## W.C

Wash hand basin, w.c, chrome heated towel rail, double glazed window to side.

## Landing

Spacious landing with doors radiating off, loft access, airing cupboard.

## Bedroom 1

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



## Bedroom 2

Double glazed window to front, central heated radiator.

## Bedroom 3

Double glazed window to rear, central heated radiator.

## Bedroom 4

Double glazed window to rear, central heated radiator.

## Bathroom

Bath with shower over, wash hand basin, w.c, tiled flooring, double glazed window to side.



## Conservatory

Double doors open in to the garden, power throughout.

## Garden

A private and peaceful garden with generous patio area perfect for summer evenings spent with friends and family, stairs lead up to tired area that offer neat and tidy lawn areas with mature shrubs throughout, side access to the front.

## Store

Electric door to front, power and lighting through.

## The Location

Martindale Walk is the ideal base for those working in nearby commercial centres around Stourbridge, Brierley Hill and the Black Country, the property is just a few hundred yards from the excellent Peter's Hill primary school and there are nearby public transport services, medical centre and shops.





## 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.

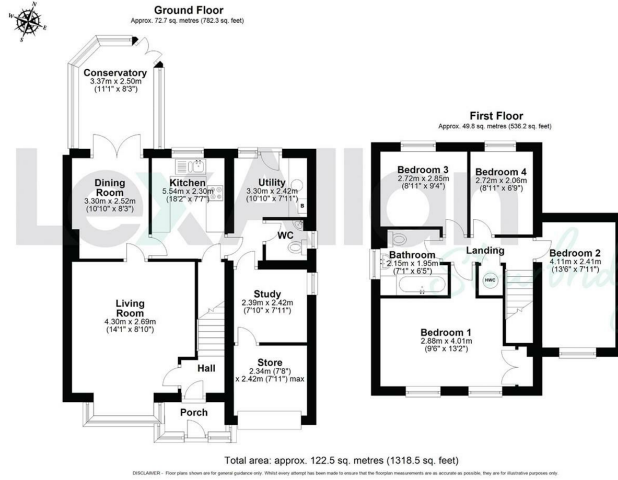
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide 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.

**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.



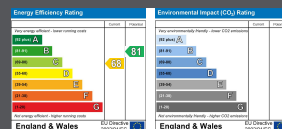
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