



**LexAllan**

local knowledge exceptional service

11 Redhill Close, Oldswinford, West Midlands, DY8 1NF

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This charming three bedroom extended end of terrace is now ready for its next chapter. Offering spacious accommodation throughout and offered with NO UPARD CHAIN this truly is a must view. Situated in Oldswinford you are surrounded by superb amenities, local schools and great transport links. Redhill Close offers; porch, lounge, kitchen, dining room, three doubles bedrooms, shower room and w.c. To rear is a peaceful garden, off road parking to the front and garage. Viewings are highly recommended to appreciate the accommodation on offer.



### Approach

Block paved driveway providing off road parking, tidy lawn area.

### Porch

Door opening to lounge, storage cupboard.

### Lounge

25'4" x 12'1" (7.73 x 3.70)

Gas fire with brick surround, double glazed window to front, two central heated radiators, patio door opening to the dining room.

### Kitchen

11'5" x 8'4" (3.49 x 2.55)

Variety of wall and base units, stainless steel sink and drainer, electric hob, electric oven, opening to the dining room, storage cupboard.

### Dining Room

17'6" x 8'11" (5.35 x 2.72)

Patio doors open into the garden, central heated radiator, large storage cupboard with plumbing for washing machine.

### Landing

A bright and spacious landing with doors radiating off, airing cupboard housing the boiler.



### Bedroom 1 14'2" x 12'1" (4.33 x 3.70 )

Ample fitted wardrobes, double glazed window to front with far reaching views, central heated radiator.

### Bedroom 2 12'2" x 8'9" (3.72 x 2.67 )

Built in wardrobe, double glazed window to rear, central heated radiator.

### Bedroom 3 9'3" x 8'4" (2.83 x 2.56 )

Double glazed window to front, central heated radiator.

### W.C

W.C, sky light.

### Shower Room

Shower cubicle, wash hand basin, central heated radiator, double glazed window to rear.

### Garden

A private and peaceful garden with patio area, neat and tidy lawn with a border of mature shrubs, well sized storage shed along with gated side access to the front.

### Garage

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

### The Location

Red Hill is a sought after and convenient location in Oldswinford which offers a range of shopping facilities. Stourbridge Junction Railway Station is easily accessible and offers direct rail links into Birmingham City Centre. Stourbridge Town Centre a short walk away and offers a wide range of shopping facilities. There are excellent schools nearby to suit all age ranges, in particular Oldswinford primary and Redhill secondary school.

### 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 B



These plans are intended to provide a general impression of the layout and dimensions of the property. They are not intended to be used as a substitute for a professional survey. The plans are for information only and should not be used for any purpose other than that intended. The seller is not responsible for any errors or omissions. All measurements are approximate and should be taken on the ground. Plans are not to scale. All dimensions are to the internal face of walls unless otherwise stated.



**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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