



LexAllan

local knowledge exceptional service

12 Leicester Close, Bearwood, West Midlands, B67 5NJ

** PERFECT INVESTMENT OPPORTUNITY **

This charming one bedroom second floor flat is offered with no upward chain and great for those looking to make that step onto the property ladder. Having been well maintained and benefitting from spacious accommodation, this truly is a must view. In brief the apartment comprises of; entrance hall, lounge/diner, kitchen, bedroom and bathroom. There is also an additional storage cupboard and garage. Call today to arrange your viewing!



Approach

Slabbed pathway leading access to the communal entrance hall.

Communal Entrance

Secure entrance with stairs rising to the first floor.

Entrance Hall

Bright and spacious hall with doors radiating off, three storage cupboards, central heating radiator.

Lounge

17'4" x 9'8" (5.30 x 2.97)

Double glazed window to rear and side, central heated radiator.

Kitchen

9'9" x 7'8" (2.99 x 2.36)

Variety of wall and base units, electric oven, four ring gas hob with extractor, sink and drainer, plumbing for washing machine, double glazed window to front.

Bedroom

12'2" x 9'9" (3.73 x 2.99)

Double glazed window to side, central heated radiator.

Bathroom

Bath with shower over, wash hand basin, w.c, central heated radiator, double glazed window to front, airing cupboard.



Additional Storage Cupboard

Separate storage cupboard.

Garage

Up and over door to front.

The Location

The block is on the Bearwood/Smethwick border and is highly sought after thanks to its perfect blend of desirable homes, excellent transport links, good schooling & its own well known green space being 'Warley Woods'. Surrounded by local amenities.

Council Tax Band A

Tenure (Leasehold).

References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 985 years remaining on the lease and a service charge of £90 per month. A buyer is advised to obtain verification from their solicitor.

Estate Agent Act 1979

Related party disclosure, interested parties are hereby notified that the vendor is a director of Lex Allan Ltd trading as Lex Allan.



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lowest running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
England & Wales	2008/1/EC	England & Wales	2009/1/EC

GROUND FLOOR



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 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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