



**LexAllan**

local knowledge exceptional service

15 Calewood Road, Brierley Hill, West Midlands, DY5 2NQ

## \*\* CALLING ALL FIRST TIME BUYERS \*\*

This three bedroom semi detached family home has been modernised inside and out and truly is the definition of turn key ready accommodation. Offering spacious accommodation and being the ideal sociable home this truly is a must view. In brief the property comprises of; entrance hall, lounge, kitchen/diner, master bedroom with en-suite, two further bedrooms and family bathroom. To the rear is a peaceful garden along with off road parking to the front via the driveway. Call us today to arrange your viewing and do not miss this superb opportunity.

### Approach

Driveway to front, access to the entrance hall via the side of the property.

### Entrance Hall

Doors radiating off, stairs rising to first floor, under stair storage.

### Lounge

Log burner, French doors open into the garden, central heated radiator.

### Kitchen/Diner

Variety of wall and base units, integrated fridge/freezer, dishwasher, double electric oven, induction hob with extractor hood, inset sink and drainer, plumbing for washing machine under work surface, spot lights, central heated radiator, two double glazed windows to front.

### W.C

Wash hand basin, w.c, double glazed window to side,

### Landing

Spacious landing with doors radiating off, loft access,

### Bedroom 1

Double glazed window to rear, central heated radiator, en-suite off.



### En-Suite

Shower, wash hand basin, w.c, spot lights.

### Bedroom 2

Double glazed window to front, central heated radiator.

### Bedroom 3

Double glazed window to front, central heated radiator.

### Bathroom

Bath with shower over, wash hand basin, w.c, airing cupboard, spot lights, double glazed to side.

### Garden

Private rear garden with patio area, neat and tidy lawn area.

### The Location

Calewood Road provides an ideal location for those wishing to access the nearby Merry Hill Centre, whilst Stourbridge town centre is also within close vicinity. The area is well served by local schools, and there are public transport links situated nearby. The property would make an ideal base for commuter, as it offers convenient access to Stourbridge, Dudley, Halesowen and Birmingham.

### Council Tax Band B

### 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.

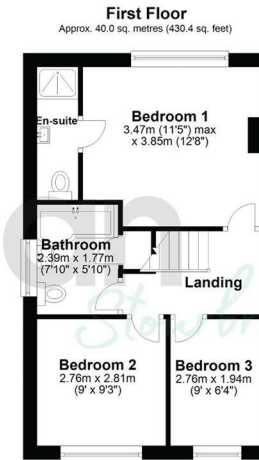
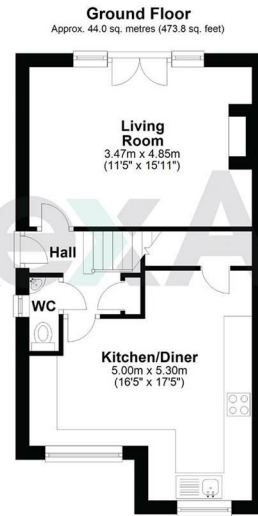
### Referral Fees.



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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	92-100	A	1-2
B	81-91	B	3-4
C	69-80	C	5-6
D	55-68	D	7-8
E	39-54	E	9-10
F	21-38	F	11-12
G	1-20	G	13-14

England & Wales

Total area: approx. 84.0 sq. metres (904.2 sq. feet)

DISCLAIMER: Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



**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.

The Auction House, 87 - 88 St. Johns Road,  
Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

**LexAllan**

local knowledge exceptional service