



**LexAllan**

local knowledge exceptional service

101 Brompton Drive, Brierley Hill, West Midlands, DY5 3NZ

**\*\* EXCEPTIONAL CONDITION, EXCEPTIONAL LOCATION \*\***

This two bedroom has been meticulously modernised inside and out to create a lovely turn key ready property. Offering spacious accommodation and no upward chain, this truly is a must view. In brief Brompton offers; porch, lounge/diner, kitchen, two double bedrooms and wet room. To the front is off road parking along with a landscaped garden to the rear. Call today to arrange your viewing.



**Approach**

Neat and tidy lawn area to front with off road parking.

**Porch**

Door off allowing access to the lounge/diner.

**Lounge/Diner**

Electric fire with surround, double glazed bay window to front, central heated radiator.

**Kitchen**

Variety of wall and base units, 'Bosch' oven, induction hob with extractor above, sink and drainer, integrated dishwasher, double glazed window to rear, access to the side.

**Bedroom 1**

Fitted wardrobe, double glazed window to rear, central heated radiator.

**Bedroom 2**

Double glazed window to front, central heated radiator.



### Wet Room

Shower, wash hand basin, w.c, heated towel rail, spot lights, double glazed window to side.

### Rear Garden

A superb landscaped outdoor space with generous patio area with railway sleeper border, neat and tidy lawn area.

### The Location

Brompton Drive 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. Merry Hill Shopping Centre can be found by a short drive away along with Stourbridge High Street. Within a short walking distance you have a handful of local shops and supermarket along with a medical centre. A short distance away is the rail network which gives you easy access throughout the borough and further afield.

### Council Tax Band B



## 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.

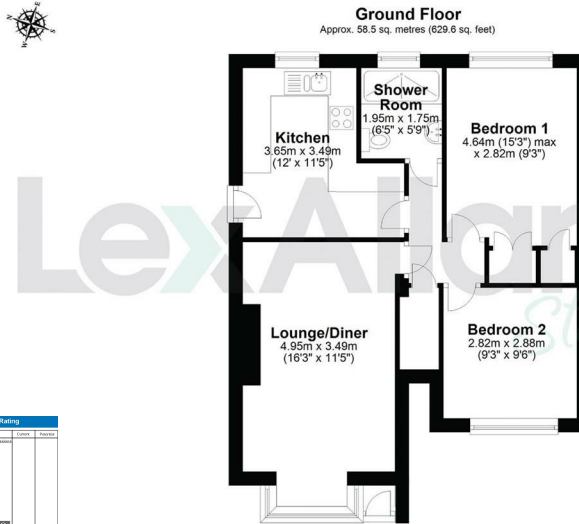
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

## Tenure (Leasehold).

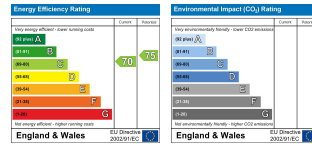
References to the tenure of a property are based on information supplied by the seller. **IMPORTANT NOTICE** 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is a 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.



Total area: approx. 58.5 sq. metres (629.6 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.



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