



LexAllan

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10 Nuthatch Drive, Brierley Hill, West Midlands, DY5 2RF

This three bedroom detached family home is now offered with NO UPWARD CHAIN. Having been well maintained throughout, Nuthatch offers spacious accommodation inside and out. In brief the property comprises of; entrance hall, lounge, dining room, kitchen, w.c, utility, store room. To the first floor are three well sized bedrooms and family bathroom. To the rear is a peaceful garden along with off road parking to the front. Call today to arrange your viewing!

Approach

Tarmac driveway to front providing off road parking.

Entrance Hall

Stairs rising to first floor, door radiating off to lounge, central heated radiator.

Lounge

15'3" x 13'3" (4.67 x 4.05)

Gas fire with surround, double glazed window to front, opening to the dining room.

Dining Room

11'4" x 8'3" (3.46 x 2.52)

French doors opening into the garden, under stair storage cupboard, central heated radiator.

Kitchen

Variety of wall and base units, electric oven, hob with extractor above, integrated dishwasher and fridge/freezer, sink and drainer, double glazed window to rear.

Lobby

Doors off to utility, garage and store room

Utility

11'1" x 6'11" (3.38 x 2.12)

Plumbing for washer, door opening to the garden, sink and drainer.

Store Room



Landing

Spacious landing with doors radiating off.

Bedroom 1

12'9" x 9'6" (3.90 x 2.92)

Fitted wardrobes, double glazed window to front. central heated radiator.

Bedroom 2

11'6" x 7'10" (3.53 x 2.39)

Double glazed window to rear, central heated radiator.

Bedroom 3

8'6" x 8'3" (2.60 x 2.52)

Double glazed window to rear, central heated radiator.

Bathroom

Free standing bath, large shower cubicle, wash hand basin, chrome heated towel rail, tiled flooring, double glazed window to rear.

Garage

Up and over door to front, power and lighting through

Garden

Neat and tidy lawn area with decked pergola area ideal for summer evening spent with friends and family.

The Location

Nuthatch Drive is situated in a quiet residential location within close proximity to Stourbridge Town Centre and Merry Hill Shopping Centre. This property is an ideal spot for those working nearby or in and around the Black Country.

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 £240 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 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 D

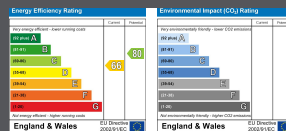


Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, divisions, rooms and fittings shown here are approximate and do not necessarily comply with any statutory provisions or regulations. The services, systems and appliances shown here are not tested and no guarantee is made with reference to them.



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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