



**LexAllan**

local knowledge exceptional service

15 Sunnymede Road, Kingswinford, West Midlands, DY6 8RB

**\*\* FIRST TIME BUYER? STOP YOUR SEARCH HERE \*\***

This two bedroom semi detached family home has been well maintained by the current owners and is truly ideal for those looking to make that step onto the property ladder. Benefitting from spacious accommodation and situated on a well known address, this truly is a must view. In brief the property comprises of; porch, entrance hall, lounge, sitting room, conservatory, kitchen and wet room. To the first floor are two bedrooms and family bathroom. Parking can be found to the front of the property along with peaceful garden to the rear. Call us today to arrange your viewing.



### Approach

### Porch

Tiled flooring, access to entrance hall.

### Entrance Hall

Stairs rising to first floor, central heated radiator, double glazed window to side.

### Lounge

Gas fire with surround, central heated radiator, double doors open into the kitchen, opening to sitting room.

### Sitting Room

Double glazed window to front, central heated radiator.

### Kitchen

Variety of base units, double oven, four ring gas hob, plumbing for washer and dishwasher, sink and drainer, double glazed window to side, central heated radiator.

### Wet Room

Shower, wash hand basin, w.c, double glazed window to side.



## Landing

Doors radiating off, double glazed window to side.

## Bedroom 1

Double glazed window to front, central heated radiator, airing cupboard.

## Bedroom 2

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

## Bathroom

Bath with shower over, wash hand basin, w.c, tiled flooring, double glazed window to rear.

## Conservatory/Dining Room

French doors leading to the garden.

## Garden

Generous lawn area with patio which is perfect for sociable summer evenings.

## The Location

Located on Sunnymede which is conveniently close to excellent amenities in Kingswinford. A number of local schools, public transport and more local shops serve the community and the area is an excellent base for those commuting to commercial centres in and around Stourbridge, Kingswinford and the Black Country as well as Wolverhampton and North Worcestershire. The Midland motorway network can be accessed via the M5 or M6 from Halesowen or Wolverhampton.

## 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.

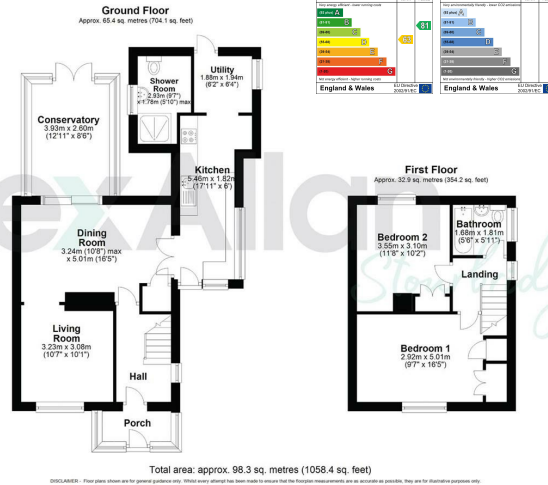
## Referral Fees.

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 Dudley B



Energy Efficiency Rating	Environmental (EPC) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G



**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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