



LexAllan

local knowledge exceptional service

49 Winston Road, Swindon, Dudley, West Midlands, DY3 4NN

With beautiful views to the rear over the playing fields we are delighted to bring to market this three bedroom semi detached home boasting attractive and spacious accommodation at this sought after address. The property itself comprises of a large driveway, entrance hall, open plan lounge/diner, modern breakfast kitchen, downstairs w,c, side passage and store room. To the first floor are three bedrooms and house bathroom. Finally a beautifully maintained and spacious garden to the rear.



Approach

Tarmac driveway offering parking for a number of cars, flower beds with plants and shrubs

Entrance Hall

Double glazed door and window to side, understairs cupboard, central heating radiator and stairs off

Lounge

12'1" x 11'1" (3.7 x 3.4)

Double glazed window to rear, central heating radiator and gas fire

Diner

8'6" x 12'1" (2.6 x 3.7)

Double glazed window to front and central heating radiator

Kitchen

8'2" x 11'9" (2.5 x 3.6)

Double glazed window to rear, range of wall and base units with work surface over incorporating sink with mixer tap, gas oven and hob with extractor hood over, fridge, tiled splash backs and breakfast bar

Downstairs w.c

Low level w.c, double glazed window to front, tiled walls and floor

Side Passage

Double glazed door to front and rear, cupboard and side store off

Side Store

8'6" x 6'6" (2.6 x 2.0)

Double glazed window to front

Landing

Double glazed window to front, access to loft space and doors off

Bedroom One

11'1" x 12'5" (3.4 x 3.8)

Double glazed window to rear, central heating radiator and built in wardrobe



Bedroom Two

8' 10" x 12' 5" (2.7 x 3.8)

Double glazed window to front, central heating radiator and built in wardrobe

Bedroom Three

8' 2" x 7' 10" (2.5 x 2.4)

Double glazed window to front and central heating radiator

Bathroom

Double glazed window to side, low level w,c, bath with mixer tap and shower over, wash hand basin with mixer tap and storage below, tiled walls and floor and heated towel rail

Rear Garden

Slab patio and pathway, lawn, flower beds with plants and shrubs, fencing and hedging to enclose

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.

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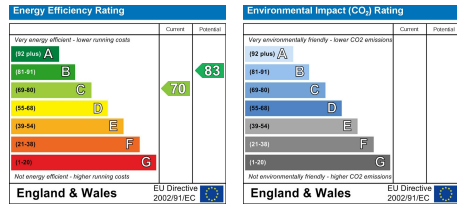
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Council Tax Band B





GROUND FLOOR

1ST 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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