



LexAllan

local knowledge exceptional service

170 Amblecote Road, Amblecote, Brierley Hill, West Midlands,
DY5 2YE

Welcome to this charming property located on Amblecote Road in Brierley Hill! This delightful house offers a fantastic opportunity for those looking to make a place their own. With no upward chain, you can move in hassle-free and start putting your personal touch on this gem. Situated in a superb location with amenities close by, you'll have everything you need within easy reach. The private garden is a lovely feature, perfect for relaxing outdoors or entertaining friends and family. Don't miss out on the potential this property holds to become your dream home. Contact us today to arrange a viewing!

Approach

Driveway to front provides off road parking, access to the the property via the porch.

Porch

Double doors to front, access to the entrance hall.

Entrance Hall

Spacious hall with doors radiating off, central heated radiator, stairs rising to first floor.

Lounge/Diner

22'7" x 10'11" (6.90 x 3.35)

Gas fire place with surround, double glazed bay window to front along with double glazed window to rear, two central heated radiators.

Kitchen

9'4" x 8'7" (2.86 x 2.64)

Variety of wall and base units, Quartz worksurface with Belfast style sink, Rangemaster oven with extractor above, tiled flooring, integrated dishwasher, spot lights, double glazed window, access to utility.

Utility

Base units with worksurface, inset dual stainless steel sinks, under counter integrated fridge and freezer, plumbing for washing machine, tiled flooring, large storage cupboard housing the boiler, access to garden, garage and downstairs w.c.



W.C

Wash hand basin, w.c, central heated radiator, double glazed window to rear, spot lights.

Landing

Airy landing with doors radiating off, loft access.

Bedroom 1

11'10" x 9'10" (3.61 x 3.02)

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

Bedroom 2

10'8" x 9'1" (3.26 x 2.78)

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

Bedroom 3

7'7" x 7'3" (2.33 x 2.21)

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

Rear Garden

Private and peaceful garden with generous patio area perfect for summer evenings with friends and family, further gravelled area with a border of mature shrubs.

Garage

Double doors to front with power and lighting throughout.

The Location

Amblecote 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.



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.

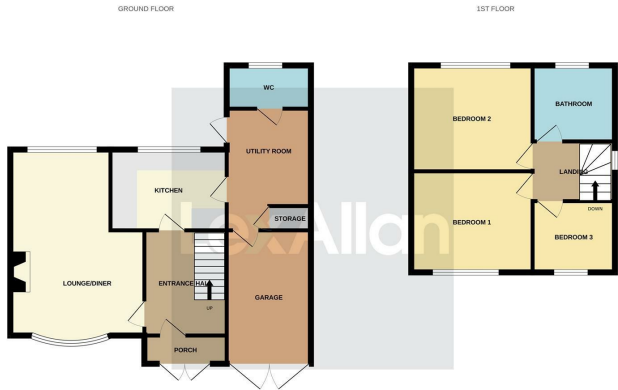
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide 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.

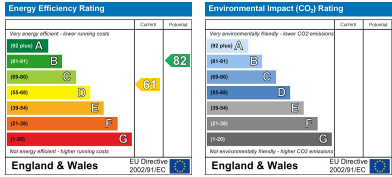
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay 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.

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, distances, contents and any other items are approximate and no responsibility is taken for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for any equipment or appliances shown. Please see drawings closely.



The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH
info@lexallan.co.uk
01384 379450
www.lexallan.co.uk

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