



**LexAllan**

local knowledge exceptional service

59 Victoria Street, Wall Heath, Kingswinford, DY6 0JL



**\*\* NESTLED IN THE HEART OF WALL HEATH VILLAGE \*\***

This charming two bedroom bungalow has been truly well maintained and is now offered with NO UPWARD CHAIN. Benefitting from spacious accommodation throughout and a short walk away from the amenities that Wall Heath has to offer this truly is a must view. In brief the property comprises of; porch, entrance hall, lounge/diner, kitchen with utility off, hall with fitted storage, two bedrooms and shower room. As well as this a garden room and private garden can be found to the rear. Call us today to arrange your viewing.

**Approach**

Driveway to front.

**Porch**

Tiled flooring, door to entrance hall.

**Entrance Hall**

Doors radiating off, loft access, airing cupboard, central heated radiator.

**Lounge/Diner**

**16' 10" x 14' 6" (5.12 x 4.43)**

Gas fire with surround, patio door opens to allow access to the garden room, two central heated radiator.

**Kitchen**

**12' 11" x 8' 0" (3.93 x 2.44)**

Variety of wall and base units, electric oven with hob, integrated dishwasher, breakfast bar, central heated radiator, double glazed window to front, spot lights, door off to utility.

**Utility**

**8' 1" x 4' 11" (2.46 x 1.49)**

Plumbing for washing machine and tumble dryer, door too to garden room, double glazed window to rear,

**Bedroom One**

**11' 1" x 8' 4" (3.37 x 2.55)**

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

**Bedroom Two**

**10' 11" x 5' 9" (3.32 x 1.76)**

Double glazed window to front, central heated radiator.

**Shower Room**

Wash hand basin, w.c, wash hand basin, heated towel rail, double glazed window to side.

**Store Hall**

Ample fitted storage cupboards, double glazed window to side, opening to the kitchen, central heated radiator.



### Garden Room

11'7" x 6'8" (3.53 x 2.02)

Door access to garden, central heated radiator.

### Garden

Undercover decked area with path that guides you through the garden with a variety of mature shrubs throughout.

### 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 C

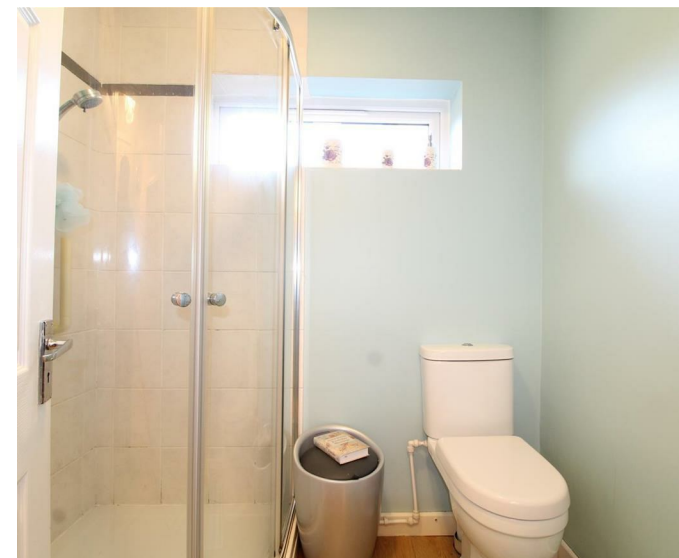




# GROUND FLOOR



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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