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local knowledge exceptional service

51 Mount Pleasant, Quarry Bank, Brierley Hill, DY5 2YY

**** JUST TAKE A LOOK AT THIS STUNNING FAMILY HOME ****

This three bedroom detached property located on a very well known address is now live to market. Having been well maintained by the current owner, this is truly ideal for those looking to upsize. Benefitting from spacious accommodation and off road parking, we highly recommend internal viewings to appreciate the accommodation on offer. In brief the property comprises of; porch, entrance hall, lounge, kitchen, conservatory, utility & guest w.c. To the first floor are three well sized bedrooms and family bathroom. To the rear is a private garden along with parking and garage to front.

Approach

Graveled drive to front providing off road parking along with access to the garage.

Porch

With door access to the entrance hall.

Entrance Hall

Original tiled flooring with doors radiating off, under stair storage, central heated radiator.

Lounge

12'2" x 11'2" (3.7 x 3.4)

Double glazed bay window to front, log burner with hearth, central heated radiator.

Kitchen

12'10" x 11'2" (3.9 x 3.4)

Variety of wall and base units, sink and drainer, integrated dishwasher, tiled flooring, patio doors open into the conservatory.

Conservatory

8'10" x 8'6" (2.7 x 2.6)

Central heated radiator, double doors open into the garden, tiled flooring.

Utility

9'2" x 7'3" (2.8 x 2.2)

Wall units, sink, plumbing for washer and dryer, laminate flooring, double glazed window to rear, w.c and side door off.

WC

Wash hand basin, w.c, central heated radiator.

Landing

Doors radiating off, double glazed window to side, loft access.

Bedroom 1

12'10" x 12'10" (3.9 x 3.9)

Double glazed window to rear, central heated radiator.

Bedroom 2

12'2" x 11'2" (3.7 x 3.4)

Double glazed window to front, central heated radiator.

Bedroom 3

7'3" x 6'7" (2.2 x 2.0)

Double glazed window to front, central heated radiator.



Bathroom

Bath, shower cubicle, wash hand basin, w.c, floor to ceiling tiles, heated towel rail, double glazed window to rear.

Garage

Up and over door, window to the side, door to the rear garden, power and lighting.

Rear Garden

Initial patio area, path leading to garage, greenhouse, wood store, gardeners WC and the remainder of the garden, the remainder is laid mainly to lawn with a purpose built log store to the rear of the garden.

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.

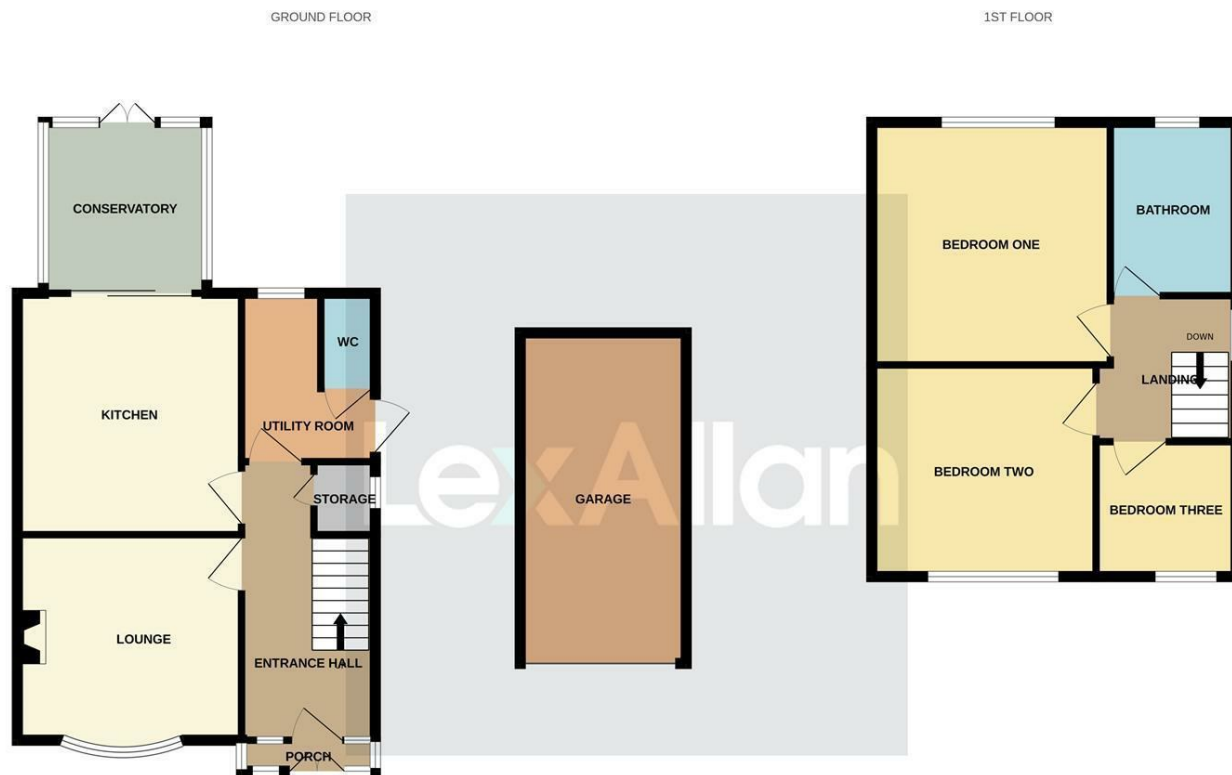
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide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





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.

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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