





**\*\* STOP SCROLLING, THIS IS THE ONE FOR YOU \*\***

This two bedroom semi detached family home is truly ideal for those looking to make that step onto the property ladder. Having been truly well maintained inside and out along with offering spacious accommodation, this truly is a must view. Old Buffery Gardens is nestled a stones throw from Dudley Town Centre which offers tremendous amenities and five star transport links. In brief the property comprises; entrance hall, lounge/diner, kitchen, w.c, two double bedrooms and family bathroom. To the rear is a private garden along with off road parking to the side. Call us today to arrange your viewing.

#### Approach

Block paved driveway to side providing off road parking for multiple vehicles, slabbed path gives access to the property.

#### Entrance Hall

Doors radiating off to all ground floor accommodation, central heated radiator.

#### Lounge/Diner

14'0" x 12'10" (4.29 x 3.93)

French doors open into the garden, stairs rise to first floor with extensive under stair storage cupboard, central heated radiator, double glazed window to side.

#### Kitchen

8'9" x 8'0" (2.69 x 2.45)

Modern fitted kitchen with a variety of wall and base units, electric oven with hob and extractor hood above, stainless steel sink and drainer, plumbing for washing machine along with a recess space for free standing fridge/freezer, tiled flooring, double glazed window to front.

#### WC

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

#### Landing

Spacious and bright landing with doors radiating off, double glazed window to side, loft access with drop down ladder allowing access to the boarded loft that offers perfect additional storage space.

#### Bedroom 1

12'11" x 10'3" (3.94 x 3.13)

Two double glazed windows to front, central heated radiator.

#### Bedroom 2

12'10" x 8'6" (3.93 x 2.61)

Two double glazed windows to rear, central heated radiator, large storage cupboard.

#### Bathroom

Bath with shower over, under bath storage cupboards, wash hand basin, w.c, tiled flooring, chrome heated towel rail, spot lights.



### Garden

A private rear garden with patio area ideal for summer evenings spent with friends and family, neat and tidy with border of mature shrubs to the rear. Secure gated access allows access to the front of the property.

### 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.

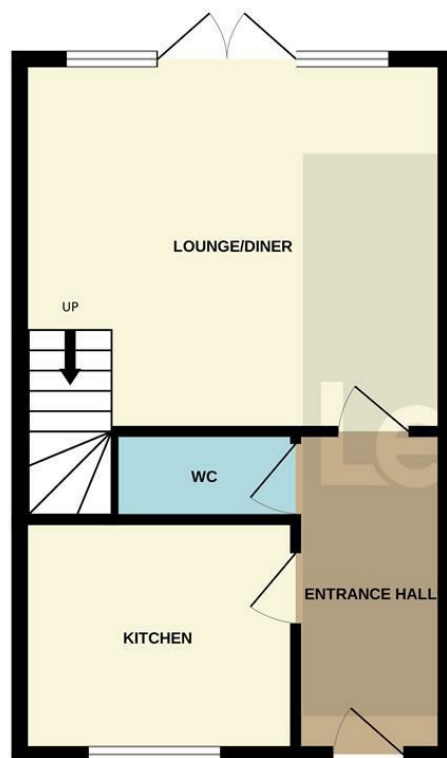
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would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

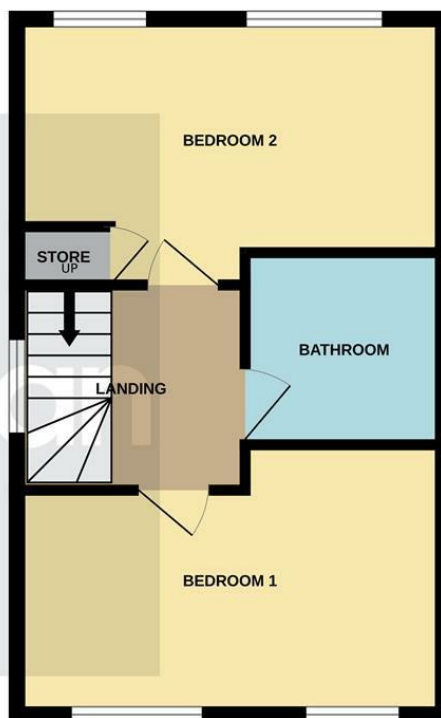




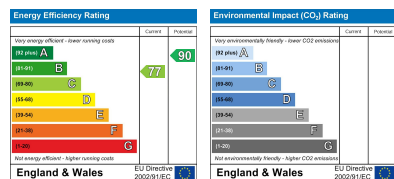
GROUND FLOOR



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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