



LexAllan

local knowledge exceptional service

224 Saltwells Road, Dudley, West Midlands, DY2 0BL

This three bedroom mid terrace offers spacious accommodation inside and out. Having been well maintained by the current owner and is perfect for those looking for an investment. Saltwells also offers off road parking to the rear. The property comprises entrance hall, lounge, dining room/kitchen, downstairs shower room. To the first floor are three bedrooms and house bathroom. Finally an attractive garden to the rear makes the property a must view.

Approach

Shared slabbed pathway leading to the front door.

Entrance Hall

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

Lounge

11'5" x 11'0" (3.47 x 3.36)

Double glazed bay window to front, gas fire with surround, central heated radiator.

Kitchen/Diner

17'3" x 10'11" (5.27 x 3.33)

With the kitchen offering a variety of wall and base units, stainless steel sink and drainer, plumbing for washing machine, four ring gas hob with extractor above, double glazed window to rear. Door access to the rear garden and wet room, central heated radiator.

Wet Room

Electric shower over, wash hand basin, W.C, double glazed window to side.

Landing

Spacious landing with doors off.

Bedroom 1

11'5" x 11'1" (3.47 x 3.37)

Double glazed window to rear, central heated radiator.

Bedroom 2

11'5" x 11'2" (3.48 x 3.41)

Double glazed window to front, central heated radiator.

Bedroom 3

7'5" x 6'10" (2.25 x 2.08)

Double glazed window to front, central heated radiator.

Bathroom

Corner bath, wash hand basin, w.c, double glazed window to rear, central heated radiator.



Rear Garden

Private and peaceful rear garden with decked area, further lawn to the rear along with off road parking for multiple vehicles.

Parking

Off road parking to the rear.

The Location

Saltwells Road lies conveniently close to Quarry Bank itself which offers a comprehensive range of shops and other services. Public transport services run from Coppice Lane or High Street and Quarry Bank also plays host to an excellent medical centre, primary school, butchers and eateries. It provides the ideal base for those working in nearby commercial centres with the Merry Hill shopping centre and waterfront business parks within five minutes drive and the midland motorway network can be accessed from Halesowen together with railway services from Cradley Heath or Lye.

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.

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.

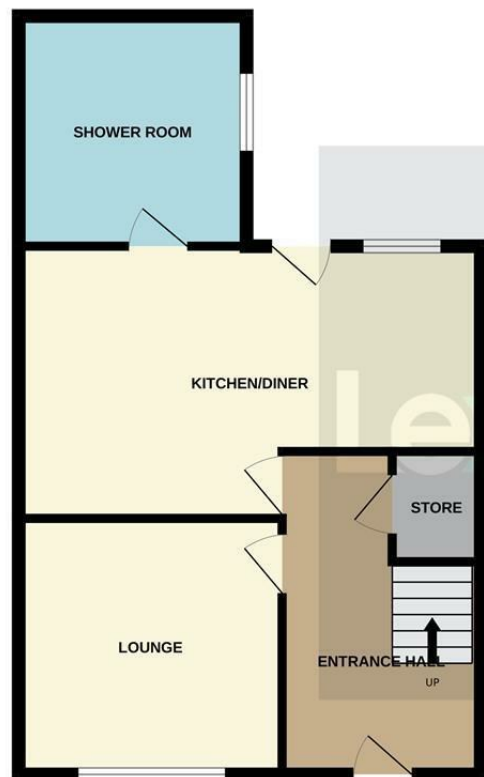
Money Laundering Regulations.

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.

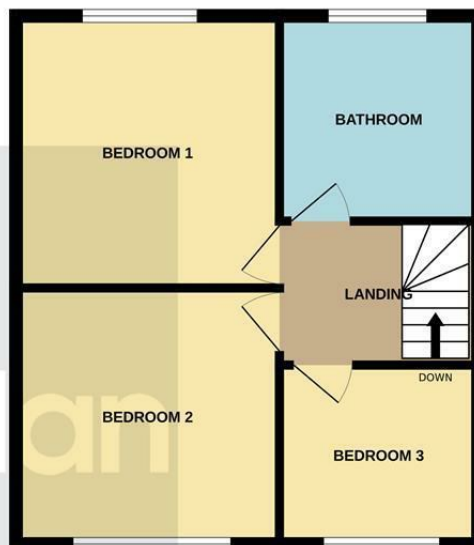
Council Tax Band B



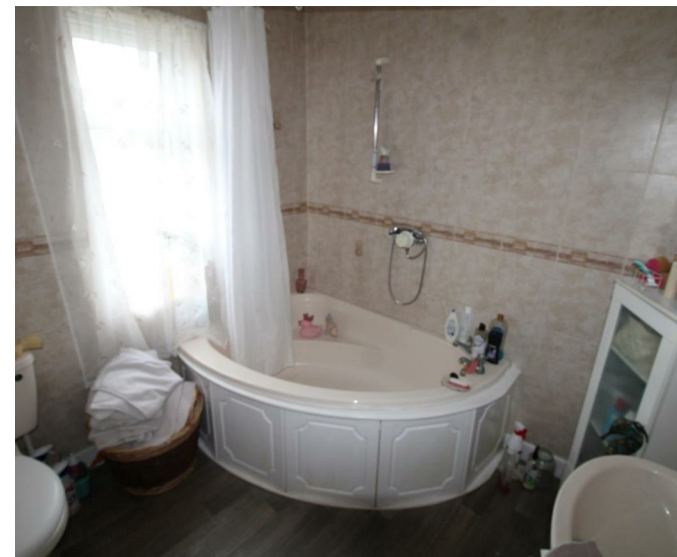
GROUND FLOOR



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.
Made with Metropix ©2024



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.

The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

LexAllan

local knowledge exceptional service