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6 Goldencross Way, Brierley Hill, DY5 3QU

**** WOW JUST TAKE A LOOK AT THIS ONE ****

This exceptional detached family home has been truly well maintained by the current owners and is ideal for those looking for turn key ready accommodation. Goldencross way offers spacious accommodation throughout along with the added benefit of an en-suite off the master! In brief the property comprises; entrance hall, lounge, dining room, kitchen, conservatory, master bedroom with en-suite along with a further two bedrooms and bathroom. To the rear is a private garden as well as the utility room and detached garage. Call today on 01384 442464 to arrange your viewing.

Entrance Hall

Bright and airy entrance hall with doors radiating off to all ground floor accommodation, stairs rising to first floor, under stair storage cupboard, tiled flooring throughout, central heated radiator.

Lounge

17'3" x 10'3" (5.26 x 3.14)

Lounge offers double glazed bay window to front, centred gas fire with surround, central heated radiator times two, opening to dining area.

Dining Room

9'5" x 8'11" (2.89 x 2.73)

Double doors open into conservatory, central heated radiator.

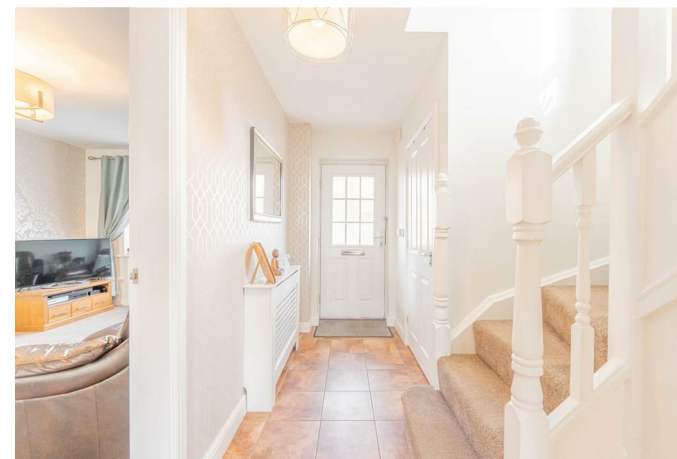
Kitchen

9'7" x 9'4" (2.93 x 2.87)

Offering a variety of wall and base unit, double electric oven with four ring gas hob and extractor above, tiled flooring, stable door to garden, double glazed window to rear, breakfast bar.

Conservatory

Conservatory offers French doors opening into the garden, fan light, tiled flooring



Landing

Spacious landing with loft access, doors radiating off, double glazed window to side, airing cupboard.

Master Bedroom

11'10" x 10'3" (3.61 x 3.13)

Master bedroom offers fitted wardrobes, hidden door off to ensuite, central heated radiator, double glazed window to front.

Bedroom Two

10'5" x 10'6" (3.19 x 3.21)

Fitted wardrobes, double glazed window, central heated radiator

Bedroom Three

9'8" x 8'5" (2.97 x 2.57)

Bedroom three offers fitted wardrobes, double glazed window to rear, central heated radiator.

Bathroom

Bath with shower over, wash handbasin with under storage, W.C, double window front, central heated radiator, spotlights and extractor fan.

Rear Garden

The south facing peaceful rear garden is a true asset to Goldencross Way with generous patio area sweeping round to the side, steps lead down to a neat and tidy lawn area where you can find a further deck patio area to the rear.

Utility Room

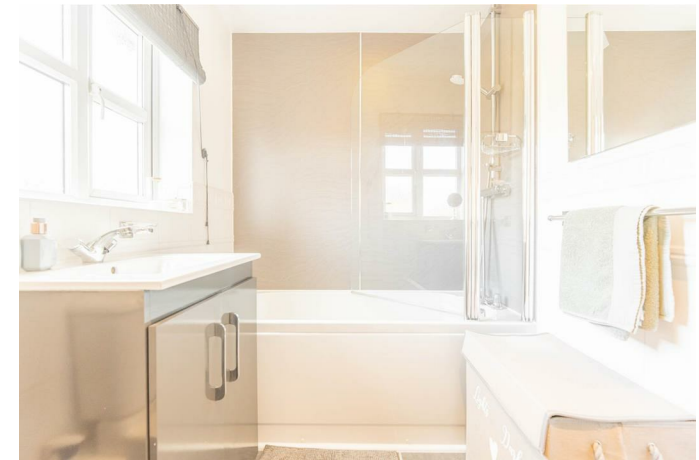
12'0" x 6'3" (3.67 x 1.93)

The utility offers variety of wall and base units, plumbing for washing machine and dryer, stainless steel sink and drainer, spotlights, double window side.

Garage

17'10" x 8'8" (5.45 x 2.65)

Electric roller shutter to front with side access, power and lighting 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 the referral fees that we receive.

The same applies to any other services that you may wish to use. We will ensure that you receive a maximum referral fee of £240 inc VAT. This referral fee does not

impact the actual fee that you would pay had you approached them directly. 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.



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