



LexAllan

local knowledge exceptional service

18 Forge Lane, Cradley Heath, B64 5AL

**** CALLING ALL FIRST TIME BUYERS ****

This exciting opportunity to purchase this three bedroom semi detached family home that has truly been well maintained by the current owners. Nestled on the border of Cradley Heath you are surrounded by superb amenities as well as five star transport links. In brief the property comprises; entrance hall, lounge, kitchen/diner, three well sized bedrooms and family bathroom. To the rear is private garden along with off road parking to front. Call today to arrange your viewing today!

Approach

Driveway to front providing ample of road parking

Porch

Door leading to entrance hall.

Entrance Hall

Stairs rising to first floor, under stair storage, doors off to all ground floor accommodation, central heated radiator.

Lounge

11'5" x 11'2" (3.49 x 3.42)

Double glazed bay window to front, central heated radiator, electric fireplace with surround.

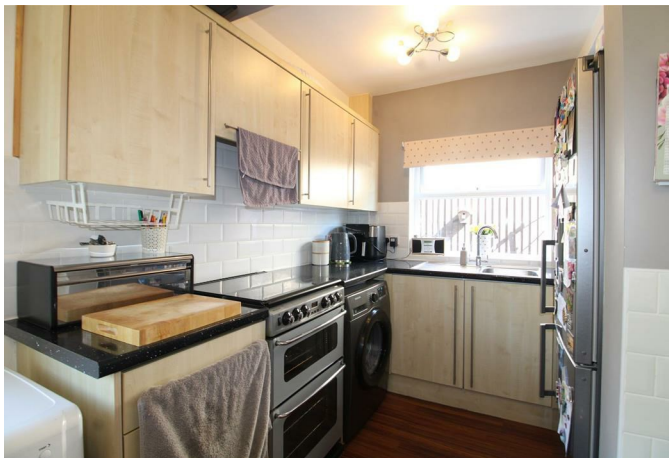
Kitchen/Diner

17'4" x 11'1" (5.30 x 3.40)

Spacious kitchen/diner offering a variety of wall and base units, stainless steel sink and drainer, electric oven with hob, plumbing for washing machine, double glazed window to side, door off to garden, central heated radiator.

Landing

Doors off to all first floor accommodation, double glazed window to side, loft access.



Bedroom 1

10'11" x 9'0" (3.35 x 2.75)

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



Bedroom 2

11'0" x 11'5" (3.36 x 3.48)

Double glazed window to rear, central heated radiator.

Bedroom 3

7'4" x 5'10" (2.26 x 1.80)

Double glazed window to front, central heated radiator.



Bathroom

Bath with shower over, wash hand basin, w.c, central heated radiator, double glazed window to rear.



Garden

A trued asset to this private garden with slabbed patio area ideal for those summer evenings spent with friends and family, generous lawn area with a bed of mature shrubs, secure side access to the front.

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.

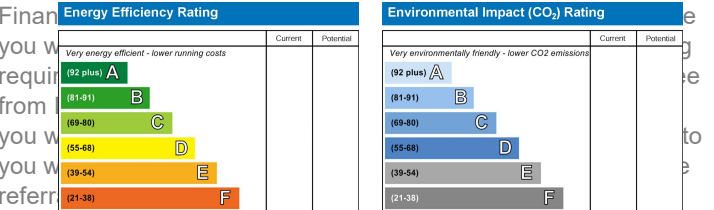
Money Laundering Regulations.

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



The s 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.

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.



While every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, boundaries, areas and any other facts are approximate and no responsibility is taken for any errors, 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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