



**LexAllan**

local knowledge exceptional service

3 Henzel Croft, Brierley Hill, DY5 3AL



**\*\* EXCEPTIONAL FAMILY HOME SURROUNDED BY SUPERB AMENITIES \*\***

This three bedroom semi detached family home has been modernised throughout to create a warm & welcoming family home. Offering spacious accommodation inside & out this truly is ideal for those looking for turn key ready accommodation. In brief the property comprises; entrance hall, kitchen, lounge, dining area, w.c. To the first floor are two double bedrooms and family bathroom, stairs rise to master bedroom with dressing area & en-suite. Peaceful garden can be found to the rear along with driveway to front, garage & gym. Call today to arrange your viewing!

**Approach**

Driveway to the side with EV charger with fenced garden to front allowing access to the property.

**Entrance Hall**

Doors radiating off to all ground floor accommodation, stairs rise to first floor.

**Kitchen**

16'0" x 10'0" (4.88 x 3.07)

Variety of wall and base units, inset sink and drainer, 'Neff' electric oven with integrated microwave above, induction hob & extractor above, inset sink & drainer, plumbing for washer, dishwasher under counter, opening to the lounge, double glazed window to front, central heated radiator.

**Lounge**

13'4" x 10'0" (4.07 x 3.05 )

Centred log burner, opening to the dining area, under stair storage, central heated radiator.

**Dining Area**

10'9" x 8'8" (3.30 x 2.65 )

Patio door allows access to the garden, large sky lantern, spot lights.

**W.C**

Wash hand basin with storage under, w.c, double glazed window to front, central heated radiator.

**Landing**

( )

Doors off to all first floor accommodation, central heated radiator, stairs rise to master bedroom.





### Bedroom 2

13'3" x 9'11" (4.06 x 3.04)

Double glazed window to rear, central heated radiator.

### Bedroom 3

13'3" x 9'4" (4.04 x 2.86)

Two double glazed windows to front, central heated radiator.

### Bathroom

Bath with shower over, wash hand basin with storage under, w.c, central heated radiator.

### Landing

Door off to master bedroom.

### Master Bedroom

13'3" x 13'2" (4.05 x 4.03)

Opening to the dressing room, double glazed window to front, central heated radiator, additional storage cupboard.

### Dressing Room

10'4" x 6'2" (3.15 x 1.89)

Sky light, door off to en-suite.

### En-Suite

Shower, wash hand basin with storage under, w.c, chrome heated towel rail, storage cupboard, skylight.

### Garden

Generous decked area ideal for summer evening spent with friends and family, neat and tidy stoned area, access to gym.

### Gym

9'3" x 8'8" (2.82 x 2.65 )

Power and lighting throughout, door off to garage.

### Garage

8'10" x 7'10" (2.70 x 2.39 )

Up and over door to front, power and lighting throughout, over head storage.

### 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.





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.

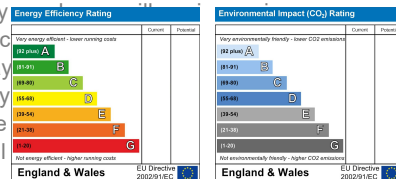
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide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

maximum referral fee of £200 including the actual fee that you would pay it is paid to us as an intermediary

significant marketing expenditure regarding the above, please feel



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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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