



LexAllan

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7 Bridge Road, Cookley, DY10 3SA

With NO UPWARD CHAIN and stunning views to the rear, this two bedroom semi detached dormer style property sits in the heart of Cookley and offers spacious extended accommodation with great potential.

The property itself comprises of driveway to front, entrance hall leads to lounge, open plan kitchen/diner/snug, conservatory, downstairs WC, and integral garage. To the first floor two good size double bedrooms, the master with far reaching views, and house bathroom. Finally a spacious garden to the rear.

For further information or to arrange your viewing contact the office.

Approach

Tarmac driveway offering parking, flower beds, lawn and main access to side.

Entrance Hall

Door to side, central heating radiator and stairs off.

Downstairs WC

WC, wash hand basin, double glazed window to side and tiled splash backs.

Lounge

11'9" x 13'9" (3.6 x 4.2)

Double glazed window to front, gas fire and central heating radiator.

Diner

8'2" x 12'1" (2.5 x 3.7)

Central heating radiator and opening into kitchen/snug.

Kitchen/Snug

20'8" x 15'8" (6.3 x 4.8)

Double glazed window and door to rear, sliding patio door, range of wall and base units with work surface over incorporating sink with mixer tap, electric hob with extractor hood over, integrated oven, central heating radiator, breakfast bar, space and plumbing for washing machine, tiled splash backs and floor.

Conservatory

16'8" x 5'10" min 14'5" max (5.1 x 1.8 min 4.4 max)

Double glazed windows and doors, central heating radiator and tiled floor.

Garage

16'8" x 7'10" (5.1 x 2.4)

Double glazed window to side and double main garage doors to front.

Landing

Double glazed window to side, cupboard off, and access to loft and under eave storage.

Bedroom One

12'1" x 9'10" (3.7 x 3.0)

Double glazed window to rear with far reaching views, built in wardrobes and central heating radiator.



Bedroom Two

9' 10" x 13' 1" (3.0 x 4.0)

Double glazed window to front, under eaves storage off, fitted wardrobe and central heating radiator.

Bathroom

Double glazed window to side, WC, wash hand basin, bath with mixer tap, heated towel rail and tiled splash backs.

Rear Garden

Slab patio and pathways stepping down through lawn areas, flower beds with mature plants, gated side access and all with fencing and hedging to enclose.

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 £300 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.

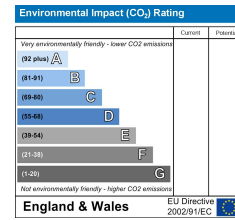
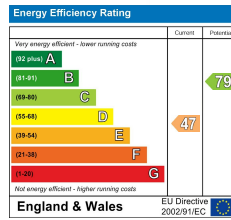
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would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

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.

Council Tax Band C





While every effort has been made to ensure the accuracy of the description contained herein, representations are made without responsibility on the part of Lex Allan or the seller. 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.



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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