



LexAllan

local knowledge exceptional service

21 Mary Macarthur Drive, Cradley Heath, B64 5EN

**** HIDDEN GEM OF A LOCATION ****

This three bedroom semi detached is now being offered with NO UPWARD CHAIN. Nestled within the heart of Cradley you are surrounded by superb amenities & great local transport links. Benefitting from spacious accommodation, this truly is ideal for those looking to make that step onto the property ladder. In brief the property comprises; entrance hall, lounge, dining room, kitchen, w.c, three bedrooms, family bathroom & not forgetting about the detached garage to side. Peaceful garden to the rear with off road parking to the side as well. Call today to arrange your viewing today.



Approach

Driveway to side with access to garage.

Entrance Hall

Door off to lounge and w.c.

Lounge

15'4" x 13'6" (4.688 x 4.135)

Electric fireplace with surround, two central heated radiator, stairs rise to first floor, double glazed window to front, opening to the dining room.

W.C

Double glazed window front, wc, central heated radiator, wash hand basin, splash back tiling .

Dining room

8'8" x 7'1" (2.667 x 2.163)

Double glazed doors rear, central radiator.

Kitchen

7'9" x 8'8" (2.370 x 2.652)

Double glazed window to rear, double glazed door to side, central radiator, briefly comprising; wall and base units, inset sink and drainer, splashback tiling, gas hob, integrated oven, cooker hood extraction fan, under stair storage.



Landing

Double glazed window to side, Loft access, Storage cupboard.

Bedroom 1

14'0" max x 9'1" (4.275 max x 2.779)

Double glazed window to front, central heated radiator.

Bedroom 2

9'2" x 8'7" (2.797 x 2.640)

Double glazed window rear, central heated radiator.

Bedroom 3

8'1" x 5'9" (2.477 x 1.772)

Double glazed window rear, central heated radiator.

Bathroom

Double glazed window front, bath with shower over, wc, wash hand basin, hand towel radiator, partially tiled, extractor fan.

Rear garden

Patio area with artificial lawn

Garage/Utility

Up and over door to front along with door access to side, plumbing for washing machine along with variety of cupboards and flooring.

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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	86
	71
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	



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.



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, ceilings, rooms and gardens shown are approximate and are not intended to be used for any purpose other than a guide. The services, systems and appliances shown here may not be used as they are shown and may have been replaced or modified since the photographs were taken. The services, systems and appliances shown here may not be used as they are shown and may have been replaced or modified since the photographs were taken. Please contact the agent for further details.



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