



LexAllan

local knowledge exceptional service

75 Elbow Street, Cradley Heath, B64 6JP

**** NEED MORE SPACE? THIS IS THE HOME FOR YOU ****
Situating on a very well known address in the heart of Old Hill is this superb four bedroom detached family home that offers spacious accommodation inside & out. Having been well maintained by the current owner this is truly ideal for those looking to upsize and looking to live with amenities located on their doorstep. In brief the property comprises of; porch, entrance hall, lounge, kitchen, dining room, utility & guest W.C. To the first floor is your very own master bedroom with en-suite, three further well sized bedrooms & house bathroom. To the rear is an easy to maintain garden along with parking & access to the garage to front. Viewings are highly recommended to appreciate the accommodation on offer.



Approach
Driveway to front providing ample off road parking.

Porch
Door off to entrance hall.

Entrance Hall
Stairs rising to first floor, central heated radiator, door off to lounge.

Lounge
15'8" x 13'10" (4.79 x 4.22)
Gas fire with surround, opening to the dining room, under stair storage, double glazed bay window to front, central heated radiator, door off to kitchen.



Dining Room
9'2" x 7'11" (2.80 x 2.43)
Double doors allow access to the garden, central heated radiator.

Kitchen
12'0" x 8'5" (3.66 x 2.57)
Variety of wall and base units, electric oven, five ring gas hob with extractor above, plumbing for dishwasher, sink and drainer, door too to utility & garage, tiled flooring, central heated radiator, double glazed window to rear.



Utility

5'1" x 5'0" (1.55 x 1.54)

Worksurface with plumbing for washer & dryer under, tiled flooring, door off to w.c & rear garden, tiled flooring.

W.C

Wash hand basin, w.c, central heated radiator, double glazed window to side, tiled flooring.

Landing

Spacious landing with doors off to all first floor accommodation, loft access.

Master Bedroom

13'3" x 11'4" (4.05 x 3.46)

Double glazed window to front, central heated radiator, door off to en-suite.



En-Suite

Shower, wash hand basin, w.c, central heated radiator.

Bedroom 2

11'3" x 10'0" (3.45 x 3.05)

Double glazed window to rear, central heated radiator.



Bedroom 3

14'0" x 8'8" (4.29 x 2.66)

Double glazed window to front, central heated radiator.

Bedroom 4

7'6" x 8'10" (2.29 x 2.70)

Double glazed window to rear, central heated radiator.

Bathroom

P shaped bath with shower over, wash hand basin, w.c vanity, double glazed window to rear, central heated radiator.



Garage

18'1" x 8'5" (5.53 x 2.57)

Electric roller shutter to front, power & lighting through.

Garden

A peaceful easy to maintain garden with generous patio area ideal for hosting friends & family, steps lead up to pergola area along with a tidy artificial lawn with a border of mature shrubs & flowers, secure side access leads 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 £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.

The same also applies if we have provided your details to any other service relevant to your purchase. The maximum referral fee of £218 is the actual fee that you would be 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.



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