



2 Bickon Drive, Brierley Hill DY5 2JF



\*\* JUST TAKE A LOOK AT THIS ONE \*\*

This charming three bedroom mid terrace offers a superb amount of accommodation on offer and with amenities located right on your doorstep, it surely is a must view. Having been modernised and well maintained by the current owners, this will tick the boxes for those looking to make that step onto the property ladder. In brief the property comprises; entrance hall, lounge, kitchen, garden room, w.c, two double bedrooms, family bathroom, master bedroom with en-suite. Call today to arrange your viewing.

Entrance Hall

Spacious entrance hall with doors radiating off to all ground floor accommodation, stairs rising to 1st floor, central heated radiator, tiled flooring.

Kitchen 10'11" x 7'8" (3.32x3.34)

Variety of all in base units, integrated microwave, electric oven, electric hob, plumbing for dishwasher and washing machine, along with spaced with tumble dryer, inset sink with mixer tap, double glazed window to front, central heated radiator.

Lounge 15'8"x 14'11" (4.80x4.55)

Lounge office to central heated radiators, under stair storage cupboard, patio doors open to garden room.

Garden Room 9'2" x 9'1" (2.80 x 2.78)

Double doors open to garden, central heated radiator, power sockets for out.

Landing

Spacious landing with stairs rising to 2nd floor, central heated radiator.

Bedroom 2 14'11" x 11'8" (4.57 x 3.56)

Bedroom two offices two double glaze windows to front, central heated radiator.

Bedroom 3 14'3" x 8'1" (4.35 x 2.48)

Bedroom three has double glazed window to rear, central heated radiator.

Family Bathroom

Family bathroom offers bath with shower over, WC, wash hand basin with storage under, central heated radiator, double glazed windows to rear, tile flooring, large airing cupboard.

Landing

Door radiating off to master bedroom, storage cupboard.

Master Bedroom 11'8" x 11'4" (3.56 x 3.47)

Master bedroom has ample fitted wardrobes, double glaze window to front, central heated radiator, door off to ensuite, loft access.

En-Suite

Ensuite has a shower cubicle, WC, wash handbasin with storage under, skylight, tile flooring, central heated radiator, shaver socket

Garden

Easy to maintain garden with secure access to the rear via a gate.

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 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.

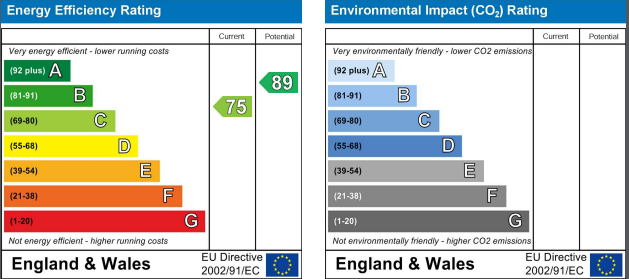
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would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

Council Tax Band C



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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.



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