



**LexAllan**

local knowledge exceptional service

1D Sydney Road, Cradley Heath, B64 5BA

**\*\* JUST TAKE A LOOK AT THE ACCOMMODATION ON OFFER \*\***

This four bedroom townhouse offers superb spacious accommodation throughout & is truly ideal for those upsizing or looking to make that step onto the property ladder. Nestled a stones throw from Cradley High Street you are surrounded by superb amenities, Cradley Heath train station a short 30 second walk away as well as green space to the front. In brief the property comprises; entrance hall, lounge, kitchen, w.c. To the first floor are two well sized bedrooms and house bathroom. Stairs lead up to the second floor to find a further two bedrooms & shower room. A peaceful garden to the rear along with off road parking to front.



#### Approach

Driveway to front providing off road parking.

#### Entrance Hall

Spacious hall with doors off to all ground floor accommodation, central heated radiator, stairs rising to first floor.

#### Lounge

**3.87 x 3.67 (0.91m.26.52m x 0.91m.20.42m )**

Double doors opening to the rear, central heated radiator, under stair storage.

#### Kitchen

**9'9" x 7'11" (2.99 x 2.42 )**

Variety of wall and base units, electric oven, hob with extractor over, sink & drainer, plumbing for washing machine, spot light, double glazed window to front, central heated radiator.



#### W.C

Wash hand basin, w.c, central heated radiator.

### Landing

Spacious landing with doors off to all first floor accommodation, stairs rise to second floor, airing cupboard, central heated radiator.



### Bedroom 2

**12'1" x 9'11" (3.69 x 3.03 )**

Two double glazed windows to front, central heated radiator.

### Bedroom 3

**12'6" x 6'3" (3.83 x 1.92 )**

Double glazed window to rear, central heated radiator.



### Bathroom

Bath with shower over, wash hand basin, w.c, double glazed window to rear, central heated radiator.

### Landing

Doors off to all second floor accommodation.

### Bedroom 1

**12'7" x 12'0" (3.86 x 3.67 )**

Double glazed window to rear, central heated radiator.

### Shower Room

Shower, wash hand basin, w.c, chrome heated towel rail, skylight.



### Bedroom 4

**9'4" x 7'7" (2.85 x 2.33 )**

Double glazed window to front, central heated radiator.

### Garden

Tidy lawn area.

## 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 £30 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 will be affected by this referral fee. You have received recently are:

The same also applies if we surveyors who we are considering a service relevant to your practice, maximum referral fee of £250.

Category	Percentage	Rating
Not energy efficient - higher running costs	55 (49)	D
39 (34)	E	
21 (18)	F	
11 (10)	G	
All energy efficient - higher running costs	35 (31)	D
39 (34)	E	
21 (18)	F	
11 (10)	G	

EU Directive 2002/91/EC

England & Wales

England & Wales

EU 2002/91/EC

the actual fee that you would pay had you approached them direct a

**IMPORTANT NOTICE.** 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 given entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artist 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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