



LexAllan

local knowledge exceptional service

6 Gibbet Hill, Tividale, Oldbury, B69 1QW

**** MORE ACCOMMODATION THAN MEETS THE EYE ****

This immaculate three bedroom detached family home has been modernised throughout to offer turn key ready accommodation for its next owner. Offering spacious accommodation over two floors you are truly spoilt by the space & room sizes on offer. This will tick the boxes for those looking to upsize!

In brief the property comprises; entrance hall, lounge, newly fitted kitchen/diner, additional sitting room & guest w.c. Master bedroom with en-suite off, two further double bedrooms & house bathroom. Peaceful rear garden along with off road parking & garage to the front. All nestled up on a private road in Tividale. Call today to arrange your viewing on this no upward chain family home.

Approach

Nestled off a private road you are greeted by block paved driveway providing off road parking for multiple vehicles.

Entrance Hall

Warm & welcoming hall with doors off to all accommodation, stairs lead down to ground floor, central heated radiator, loft access, door to the side.

Lounge

16'3" x 13'1" (4.96 x 4.01)

Spacious lounge with doors off to the kitchen & sitting room, double glazed window to rear, central heated radiator.

Kitchen/Diner

22'1" x 8'11" (6.75 x 2.73)

Newly fitted kitchen offering variety of base units, multiple 'AEG' fitted appliances which include; double oven, five ring gas hob & extractor over, fridge/freezer & dishwasher, Quartz worksurfaces, inset sink & drainer, plumbing for washing machine, wine cooler, tiled flooring through, double doors open into the garden, central heated radiator, spot lights.

Sitting Room

11'8" x 9'8" (3.58 x 2.97)

Door off to garden, four double glazed windows, central heated radiator.



Hall

Stairs rise to the first floor, double glazed window to side, under stair storage, central heated radiator.

W.C

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

Master Bedroom

15'11" x 12'4" (4.86 x 3.78)

Superb master with door off to en-suite, two double glazed windows to rear, central heated radiator.

En-Suite

Shower, wash hand basin, w.c, double glazed window to side, airing cupboard, tiled flooring, spot lights, chrome heated towel rail.

Bedroom 2

13'8" x 12'4" (4.17 x 3.78)

Double glazed bay window to front, central heated radiator.

Bedroom 3

10'1" x 9'6" (3.09 x 2.92)

Double glazed window to rear, central heated radiator.

Bathroom

Bath, shower cubicle, wash hand basin & w.c vanity, double glazed window to side, tiled flooring, spot lights, chrome heated towel rail.

Garage

18'2" x 8'11" (5.56 x 2.74)

Up & over door to front, power & lighting through.

Garden

A private & peaceful garden with generous patio ideal for hosting friends & family, raised lawn area along with stairs leading 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. Service charge payable of £600 approx per year



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 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 floor plan contained herein, measurements of rooms, corridors, landings and the like are for guidance only and are not intended to be used for any other purpose. The actual measurements of the property may vary from those shown on the floor plan. The floor plan is provided for information only and is not intended to be used for any other purpose. The actual measurements of the property may vary from those shown on the floor plan. The floor plan is provided for information only and is not intended to be used for any other purpose.



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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