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16 Barsham Drive, Brierley Hill, DY5 3HE

Situated at the end of a quiet cul-de-sac, this well-presented three-bedroom detached property at Barsham Drive occupies an enviable large corner plot, offering excellent space and privacy.

The accommodation briefly comprises a porch, welcoming entrance hallway, a spacious lounge/diner, a fitted kitchen, and a convenient downstairs WC. To the first floor, there are three well proportioned bedrooms and a family bathroom.

Externally, the property benefits from its generous corner position, providing ample outdoor space with potential for further landscaping or extension (subject to planning). Additional features include a garage and a useful store room, enhancing the home's practicality.

This is an excellent opportunity for families or buyers seeking a detached home in a peaceful residential setting with great potential.

**Approach**
Block paved drive to front offering parking for a number of cars and giving access to garage and porch.

**Porch**
Double glazed window and door to front.

**Hallway**
Central heating radiator and stairs off.

**Downstairs WC**
Double glazed window to front, WC, wash hand basin with mixer tap and storage below.

**Kitchen**
8' 10" x 10'2" (2.7 x 3.1)
Double glazed window and door to rear, range of wall and base units with work surface over incorporating sink with mixer tap, electric hob, integrated oven, space and plumbing for washing machine and tiled splash backs.

**Lounge/Diner**
10'9" max 8'2" min x 23'7" (3.3 max 2.5 min x 7.2)
Double glazed windows to front, French doors to garden and central heating radiator.

**Landing**
Double glazed window to side, cupboard off and access to loft space.

**Bedroom One**
9'2" x 11'9" (2.8 x 3.6)
Double glazed windows to front and central heating radiator.

**Bedroom Two**
10'2" x 11'5" (3.1 x 3.5)
Double glazed window to rear and central heating radiator.

## Bedroom Three

8′2″x6′2″(2.5x1.9)

Double glazed window to front and central heating radiator.

## Bathroom

Bath with mixer tap and shower over, double glazed window to rear, WC, wash hand basin with mixer tap, heated towel rail, tiled splash backs and extractor fan.

## Store Room

10′5″x8′2″(3.2x2.5)

Door to side and access into:

## Garage

8′2″x20′8″(2.5x6.3)

Main garage door to front.

## Rear Garden

Gravel seating area, patio, lawns, bedding and fencing to enclose.

## 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.

## 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.

## Council Tax Band c

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The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH
info@lexallan.co.uk
01384 379450
www.lexallan.co.uk

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