

LexAllan

local knowledge **exceptional service**

512 High Street, Kingswinford, DY6 8AW

** SUPERB ACCOMMODATION NESTLED IN THE HEART OF KINGSWINFORD **
This charming detached has been well maintained by the current owners & offers spacious accommodation throughout. Being surrounded by superb amenities, schooling options & transport links this is a must view.

In brief the property comprises; entrance hall, lounge, dining room, modern kitchen/breakfast room ideal for hosting & shower room. To the first floor are two well sized bedrooms & bathroom with stairs rising to the second bedroom. A private garden to the rear, ample off road parking to the front & a cellar can also be found. Call today to arrange your viewing on 01384 442464.

## Approach
Gravelled driveway to front providing off road parking.

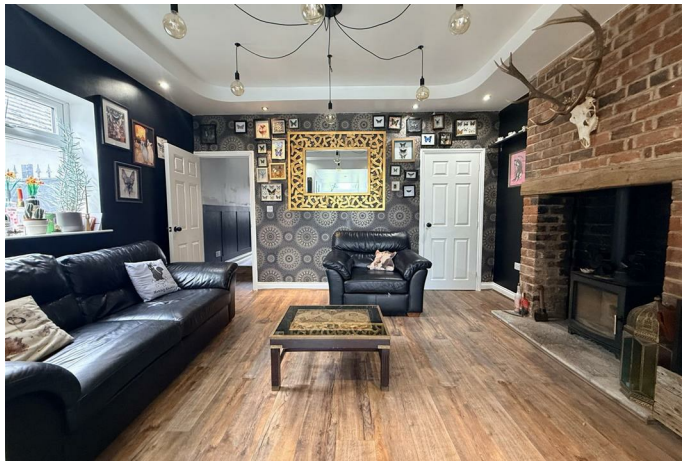
## Entrance Hall
Doors off to all ground floor accommodation.

## Dining Room
11'2" x 10'7" (3.42 x 3.25 )
Double glazed window to front, central heated radiator.

## Lounge
14'6" x 11'2" (4.42 x 3.42 )
Centred log burner with exposed brick surround, opening to the kitchen/breakfast room, double glazed window to side, spot lights, central heated radiator.

## Kitchen/Breakfast Room
22'0" x 11'1" (6.73m x 3.39)
Modern fitted kitchen offering a variety of wall and base units, electric oven, integrated dishwasher, tiled splashback, centred island with inset sink with mixer tap, tiled flooring through, plumbing for washing machine, sky lantern over allowing natural light to flood in along with bifold doors opening into the garden, spot lights, two double glazed windows to side, spot lights.





## Shower Room
Shower, wash hand basin, w.c, chrome rad, tiled flooring.

## Landing
Doors off to all first floor accommodation.

## Bedroom 1
14'7" x 11'1" (4.45 x 3.40 )
Fitted wardrobes, double glazed window to front, wash hand basin, central heated radiator.

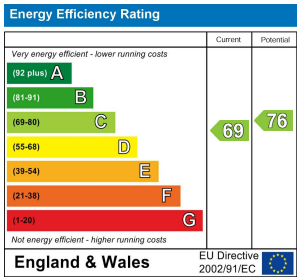
## Bathroom
Bath with shower over, wash hand basin, w.c, double glazed window to rear, spot lights.

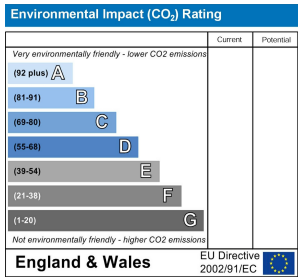
## Bedroom 3
8'7" x 7'7" (2.64 x 2.32 )
Double glazed window to rear, central heated radiator.

## Bedroom 2
11'3" x 9'2" (3.44 x 2.81 )
Built in wardrobes, double glazed window to side.

## Rear Garden
A true asset is this private garden with patio area ideal for hosting friends & family, generous lawn along with large storage shed to the rear.

## 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.

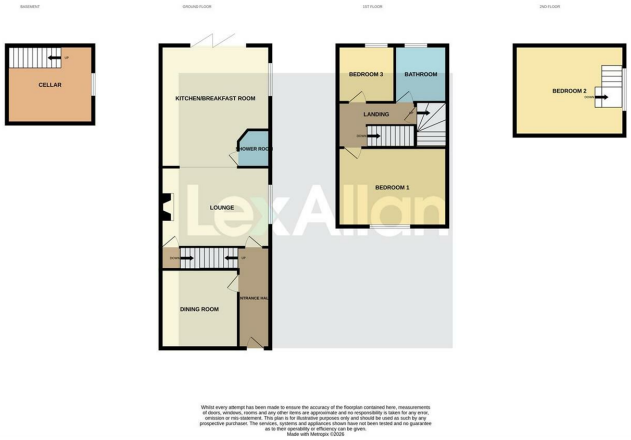
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## 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.










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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