



LexAllan

local knowledge exceptional service

29 Evers Street, Brierley Hill, DY5 2AR

**** WE HAVE THE KEYS TO YOUR FIRST HOME ****

This charming to bedroom semi detached is truly ideal for those looking to make that step onto the property ladder. Nestled on a well known address in the heart of Quarry Bank you are spoilt with the local amenities & transport links located right on your doorstep. Benefitting from no upward chain & having off road parking to the front this is a must view.

In brief the property comprises; porch, lounge, kitchen, utility. To the first floor are two well sized bedrooms & house bathroom. A peaceful easy to maintain garden to the rear along with off road parking. Call us today to arrange your viewing.

Approach

Door off to porch, shared driveway to the side allows access to the off road parking located to the rear.

Porch

Door off to lounge, central heated radiator.

Lounge

13' 10" x 11' 1" (4.23 x 3.38)

Double glazed window to front, central heated radiator, stairs rise to first floor, door off to kitchen.

Kitchen

11' 4" x 11' 3" (3.47 x 3.45)

Wall & base units, sink & drainer with mixer tap, double glazed window to rear, door off to utility, under stair storage.



Utility

9'1" x 7'11" (2.78x2.43)

Worktop with plumbing for washing machine under, double glazed window to rear & side, door off to garden.

Landing

Doors off to all first floor accommodation, loft access.

Bedroom 1

9'2" x 8'5" (2.80x2.59)

Ample built in wardrobes, double glazed window to front, central heated radiator.

Bedroom 2

7'9" x 6'7" (2.37x2.01)

Double glazed window to rear, central heated radiator.

Bathroom

Bath with shower over, wash hand basin, w.c, double glazed window to side.

Garden

An easy to maintain private & peaceful garden with generous patio, secure side access along with access to the parking to the rear.

Parking

Off road parking for one vehicle behind secure gates.

Tenure (Freehold).

References to the tenure of a property are based on

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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

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.



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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