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29 Ambleside Drive, Lakeside, Brierley Hill, DY5 3XL

**** IMMACULATE DETACHED BUNGALOW NESTLED ON A WELL KNOWN ADDRESS ****

This two bedroom detached has been modernised inside & out to create turn key ready easy living. Offering spacious accommodation throughout this will truly tick the boxes for those looking to downsize. Situated on a well known address on Lakeside you are surrounded by superb amenities along with transport links.

In brief the property comprises; entrance hall, open planned lounge/kitchen, two well sized bedroom & modern shower room. A private easy to maintain garden to the rear with home office & additional store along with off road parking & garage to the front. Viewings are highly recommended to appreciate the accommodation on offer. Call us today!

Approach

Tarmac driveway to front with EV charger along with tidy lawn.

Entrance Hall

Spacious hall with doors off to all ground floor accommodation, two large storage cupboards, tiled flooring through, electric radiator.

Open Planned Lounge/Kitchen 30'6" x 17'7" (9.32 x 5.38)

Modern fitted kitchen offering a variety of wall & base units, double 'Bosch' electric ovens with induction hob along extractor over, integrated dishwasher & wine cooler, sink & drainer with mixer tap, spot lights & tiled flooring through with additional double glazed window to rear. The Lounge area has a feature log burner, bi-fold doors open into the garden, tiled flooring through, two electric radiators & spot lights.



Bedroom 1
13'3" x 11'6" (4.05 x 3.52)

Tiled flooring through with double glazed window to front, spot lights, electric radiator.

Shower Room

Large walk in shower wash hand basin, w.c, chrome heated towel rail, double glazed window to side, spot lights.

Bedroom 2
9'10" x 8'9" (3.02 x 2.67)

Double glazed window to front with tiled flooring through, spot lights, electric radiator.

Garden

A private garden that is a true asset to the property with large composite decking ideal for summer evening spent with friends & family, steps lead up to artificial lawn along with home office.

Home Office
11'2" x 8'5" (3.41 x 2.58)

Double doors to the front with power & lighting through, double glazed window to front.

Garage
24'8" x 7'9" (7.52 x 2.38)

Electric roller shutter door to front with power & lighting through along with plumbing for washer & dryer, door to the rear allows access to the garden.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
B			
C			
D		68	
E			
F			
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.

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.



Whilst every effort has been made to ensure the accuracy of the description contained herein, representations are made without liability. The information is provided for general guidance only and should not be relied upon for any specific purpose. The property is sold as seen and the buyer is advised to conduct their own survey. Plans are for guidance only. © Lex Allan 2020



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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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