



LexAllan

local knowledge exceptional service

55 Lynwood Drive, Blakedown, Kidderminster, DY10 3JZ

**** CHARMING PROPERTY, CHARMING LOCATION ****

Blakedown village is the perfect location for those looking for a more peaceful life, this stunning semi-detached, two-bedroom house with driveway for two vehicles is perfect for first-time buyers or those looking to downsize. The semi rural setting adds to the charm, offering a balance between countryside and convenient access to cities like Birmingham and Worcester and having it's own railway station. This two bedroom semi offers ready to move in to accommodation and offers sizeable lounge, excellent kitchen, two bedrooms and house bathroom, private rear garden, Viewing is essential to appreciate the accommodation on offer.

Approach

Via driveway, through composite door to reception hallway

Reception Hallway

Spacious hallway with stairs rising to first floor, useful under stairs storage cupboard housing combi boiler , radiator and light fitting.

Kitchen

11'2" x 6'0" (3.42 x 1.84)

Stunning kitchen with double glazed window overlooking the front of the property and offering a variety of wall and base units, having white contemporary doors and dark work surfaces, complementary tiles, integrated appliances include, 5 gas ring hob and oven. Stowaway spaces for fridge freezer, dishwasher and washing machine. Useful breakfast bar for seating for two and radiator.

Lounge

13'5" x 11'10" (4.10 x 3.62)

Lovely bright room having double glazed patio doors overlooking the rear of the garden , radiator and central light.



Bedroom One

11' 5" [max] x 11' 8" (3.50 [max] x 3.58)

Spacious bedroom having a variety of fitted furniture, tv aerial point, double glazed window overlooking the front and central light.

Bedroom Two

10' 11" x 6' 1" (3.35 x 1.87)

Currently used as an office having double glazed window overlooking the garden, radiator and central light.

Bathroom

Large bathroom having double walk in shower , low flush WC and hand washbasin. Complementary tiling to walls and floor. towel radiator and lighting.

Garden

Private rear garden having patio and sizeable lawn area and having side access.

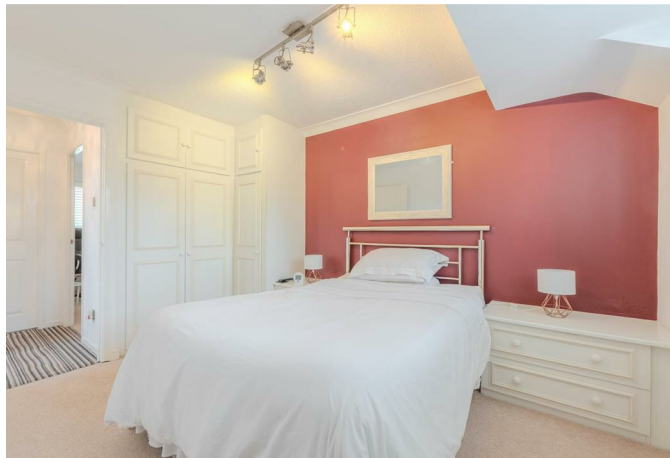
The Location

Blakedown is a charming and well connected village !
With great local eateries, convenient store, and train station providing access to Birmingham via Stourbridge and Worcester. Road links to Birmingham, Worcester and motorway network add to it's appeal.

Council Tax Band C

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, the road is unadopted, there is an annual charge of £397.71 to maintain road, trees and lights. A buyer is advised to obtain verification from their solicitor.



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.

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.

Energy Efficiency Rating

Country	Rank	Rating
Very energy efficient - lower running costs	1	A
(12 phis)	2	B
(11-15)	3	C
(19-20)	4	D
(15-18)	5	E
(19-24)	6	F
(21-23)	7	G
(11-15)	8	F

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

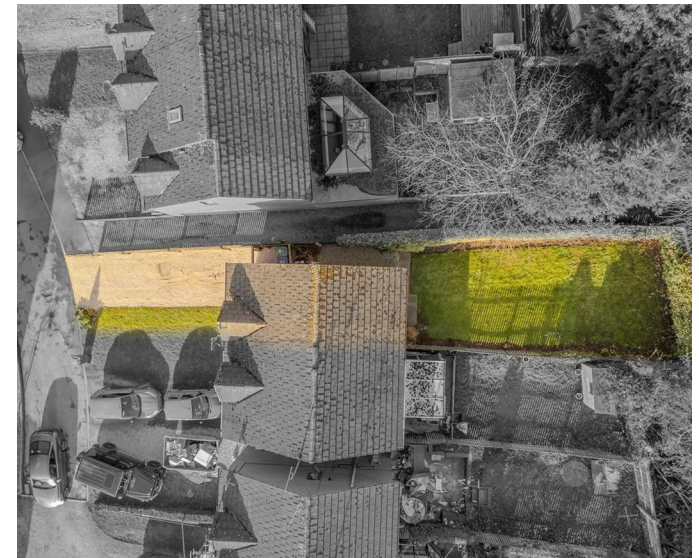
Environmental Impact (CO₂) Rating

Country	Rank	Rating
Very environmentally friendly - lower CO ₂ emissions	1	A
(19 phis)	2	B
(11-11)	3	C
(19-20)	4	D
(15-18)	5	E
(19-24)	6	F
(21-23)	7	G
(11-15)	8	G

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

England & Wales



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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