LexAllan

local knowledge **exceptional service**

39 High Haden Road, Cradley Heath, B64 7PG

All with NO UPWARD CHAIN this three bedroom dormer style detached bungalow offers stunning high quality spacious accommodation ideal for either those looking to downsize to partial single level living, or the option of a family home set across two floors thanks to the impressive 1st floor bedroom with en suite and storage room off.

Located at this popular residential address near to shops, commuter links and sought after schools. The property itself comprises of a large driveway, entrance hall leads to, lounge, kitchen/diner, two bedrooms, study, and house bathroom. To the first floor the master bedroom with en suite and store room. To the rear a good size yet low maintenance garden with summerhouse/games room.

This unique property is not to be missed, contact the office to arrange your viewing.

Driveway
Block paved drive offering parking for a number of cars, gravel boarders, mature tree and shrubs, access into:

Hallway
Double glazed window and door to side, central heating radiator and two cupboards off.

Lounge
20′11″ x 11′9″ max (6.4 x 3.6 max)
Double glazed windows to front, central heating radiator and gas fire.

Kitchen/Diner
19′8″ x 19′4″ max 9′6″ min (6 x 5.9 max 2.9 min)
Double glazed window to rear, double doors to rear, central heating radiator, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated oven, dishwasher, fridge, tiled floor and splash backs.

Study
9′2″ x 14′5″ (2.8 x 4.4)
Double glazed window to front and central heating radiator.

Bedroom One
20′8″ x 11′1″ (6.3 x 3.4)
Double glazed window to side and rear, skylights, central heating radiator and storage room off.

En suite
WC, bath with mixer tap, wash hand basin with mixer tap and storage below, skylight, central heating radiator with towel rail, under eave access, extractor fan, inset floor lighting, tiled floor and splash backs.

Bedroom Two
12′1″ x 11′1″ (3.7 x 3.4)
Double glazed window to rear and central heating radiator.

Bedroom Three
9′10″ x 9′6″ (3.0 x 2.9)

Double glazed window to side and central heating radiator.

Bathroom

WC, wash hand basin with mixer tap and storage below, shower, heated towel rail, tiled floor and splash backs and extractor fan.

Rear Garden

Slab patio and path, Astro turf, gravel boarders, bedding with plants and shrubs, side gate, electric point and fencing to enclose. Access into:

Summerhouse
11′5″ x 15′5″ (3.5 x 4.7)

Siding doors to front and rear, skylight and equipped with electrics.

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.

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 D

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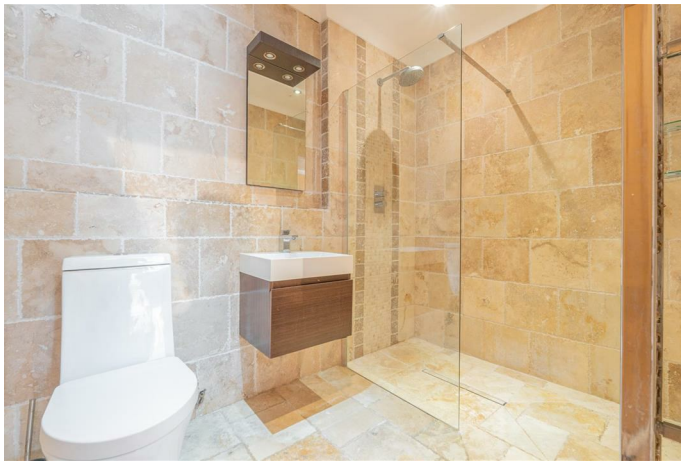

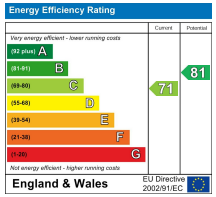

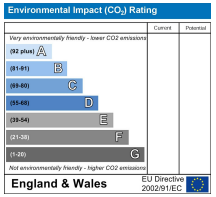

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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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