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3 Thoresby Croft, Dudley, DY1 3DQ

**** JUST TAKE A LOOK AT THE ACCOMMODATION ON OFFER ****

This extended five bedroom family home has been well maintained over the years of ownership. Nestled on a quiet cul de sac in Dudley you are truly surrounded by superb amenities, schooling options & transport links. Thoresby Croft will be ideal for with a growing family as the accommodation on offer is spacious.

In brief the property comprises; entrance hall, lounge, kitchen/diner, utility, guest w.c & access to bedroom 5. To the first floor are four double bedrooms, house bathroom & study. A peaceful garden to the rear along with off road parking to front. Call today to arrange your viewing.

Approach

Driveway to front.

Entrance Hall

Doors off to all ground floor accommodation along with opening to the kitchen/diner, stairs rise to the first floor, central heated radiator.

Lounge

15'0" x 9'8" (4.59 x 2.97)

Log burner, double glazed window to front, central heated radiator.

Kitchen/Diner

16'1" x 14'0" (4.92 x 4.29)

Variety of wall & base units, Rangemaster style oven with extractor over, sink & drainer, plumbing for dishwasher, opening to the utility, double doors open into the garden along with double glazed window to rear, two central heated radiators.

Utility

8'0" x 5'11" (2.45 x 1.82)

Plumbing for washing machine, double glazed window to rear, door off to side, central heated radiator.

W.C

Wash hand basin, w.c, double glazed window to side, central heated radiator.



Bedroom 5

25'9" x 8'3" (7.86 x 2.53)

Double glazed window to front, central heated radiator.

Landing

Doors off to all first floor accommodation, loft access.

Master Bedroom

10'4" x 9'8" (3.17 x 2.97)

Opening to the dressing area, double glazed window to front, central heated radiator.

En-Suite

Shower, wash hand basin, w.c, double glazed window to side, central heated radiator.



Bedroom 2

13'0" x 8'4" (3.98 x 2.55)

Double glazed window to front, central heated radiator.

Bedroom 3

16'2" x 7'5" (4.95 x 2.28)

Double glazed window to rear, central heated radiator

Bedroom 4

10'1" x 8'9" (3.09 x 2.69)

Double glazed window to side, central heated radiator.



Bathroom

Bath, wash hand basin, w.c, double glazed window to rear, central heated radiator.

Study

6'6" x 6'5" (2.00 x 1.97)

Double glazed window to rear, central heated radiator.

Garden

Peaceful garden with decked area ideal for hosting.

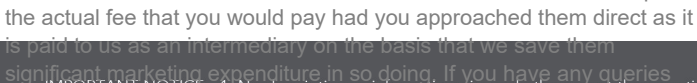


References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

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.

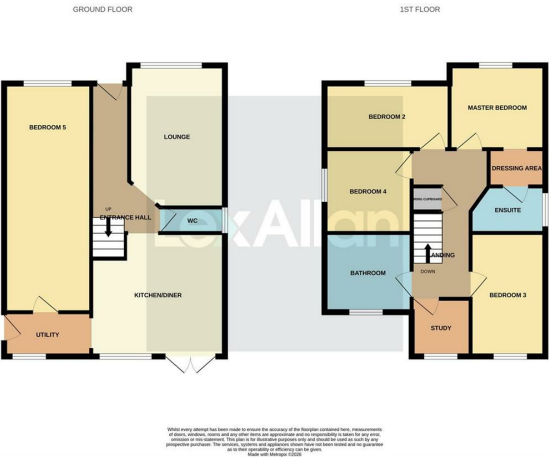
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide 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 and services they offer may or may not be affected by this referral fee. The interest rate on the loan you have received recently is 6.99%.



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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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