

LexAllan

local knowledge **exceptional service**

10 Finsbury Drive, Brierley Hill, West Midlands, DY5 3NY

'FANTASTIC HOME ON FINSBURY DRIVE'

This extended four bedroom detached family home has been beautifully maintained and improved by the current long standing vendors to offer move in ready accommodation at this sought after cul-de-sac. The property comprises of large driveway leading to entrance hall, lounge, kitchen, extended dining room, utility and half garage. To the first floor four bedrooms and house bathroom. Finally a beautifully maintained south facing garden to the rear.







Approach
Paved driveway offering parking for a number of cars

Entrance Hall
Double glazed door to front, central heating radiator and stairs off

Lounge
Double glazed window to front, electric fire and central heating radiator

Kitchen
Double glazed window to rear and door to side, range of wall and base units with work surface over incorporating sink with mixer tap, induction hob with extractor hood over, integrated oven and microwave, tiled splash backs, central heating radiator, cupboard off and space and plumbing for washing machine

Extended Dining Room
Double glazed doors to rear and side and central heating radiator

Utility
Space for dryer or washer

Half Garage
Up and over door to front

Landing
Access to loft space, cupboard and doors off

Bedroom One
Double glazed window to front, central heating radiator and built in wardrobe

Bedroom Two
Double glazed window to rear, central heating radiator and cupboard off

Bedroom Three
Double glazed window to rear and central heating radiator

Bedroom Four
Double glazed window to front and cupboard off

Bathroom
Double glazed window to rear, low level w,c, wash hand basin with mixer tap, bath with mixer tap and shower over, heated towel rail and tiled splash backs

Rear Garden

Block paved patio, lawn, planted flower beds, gated side access and all with fencing and hedging to enclose

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.

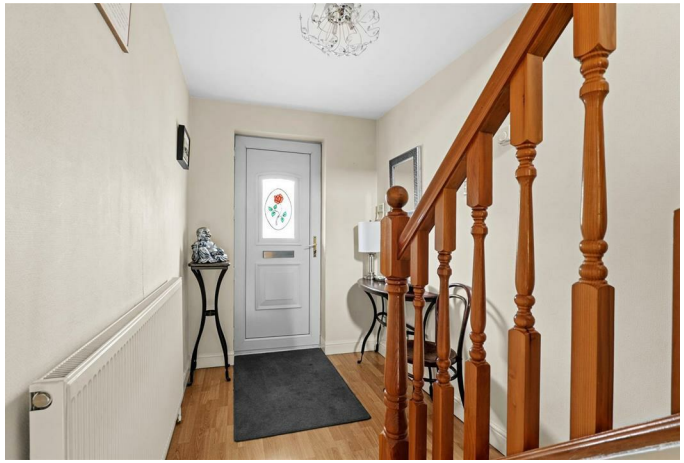
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would 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 C

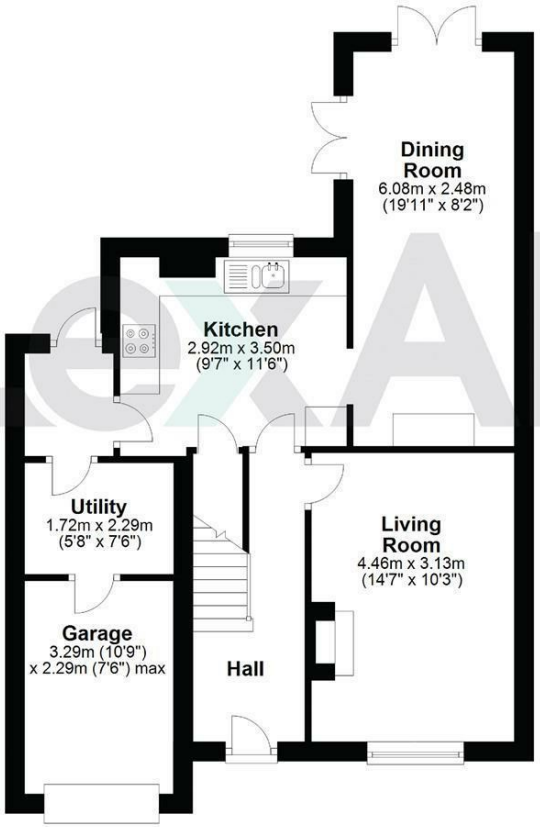






Ground Floor

Approx. 63.6 sq. metres (684.8 sq. feet)



First Floor

Approx. 50.3 sq. metres (541.2 sq. feet)



Total area: approx. 113.9 sq. metres (1226.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.





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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