



LexAllan

local knowledge exceptional service

63 Orchard Grove, Gornal, Dudley, DY3 2UX

**** SUPERB PLOT OOOZING WITH POTENTIAL ****

This detached three bedroom family home has been truly well maintained by the current owners & will tick the boxes for those looking to upsize. Situated on a well known address in Gornal you are situated a stones throw from the high street along with great transport links. In brief the property comprises; entrance hall, kitchen/breakfast room, lounge/diner, three well sized bedroom & family bathroom. To the rear is a private garden along with carport & garage. Call us today to arrange your viewing.

Approach

Driveway to front with tidy lawn area.

Entrance Hall

Doors off to kitchen/breakfast room, stairs rise to first floor, central heated radiator, storage cupboard.

Kitchen/Breakfast Room

16'6" x 6'10" (5.03 x 2.09)

Variety of wall and base units, sink and drainer, plumbing for washing machine & dishwasher, breakfast bar, double glazed window to rear, door off to lounge/diner & side access of the garden.

Lounge/Diner

25'7" x 10'2" (7.82 x 3.12)

Centred log burner, double glazed bay window to front, patio door allows access to the garden, two central heated radiators, wall mounted down lights.

Landing

Doors off to all first floor accommodation, double glazed window to side, loft access,

Bedroom 1

13'6" x 12'11" (4.13 x 3.95)

Fitted wardrobes, double glazed window to rear, central heated radiator, storage cupboard.



Bedroom 2
11'10" x 11'3" (3.63 x 3.45)

Double glazed window to front, central heated radiator.

Bedroom 3
8'9" x 6'11" (2.68 x 2.12)

Double glazed window to front, central heated radiator.

Bathroom

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

Garden

Superb private garden offering patio area, steps lead upto neat and tidy lawn along with path leading to the garage & car port. Side plot has gravelled area along with side access leading to the front.

Garage

Door to front.

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.



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 Financial Advice for this service.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) 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

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Council Tax Band C

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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