

LexAllan

local knowledge **exceptional service**

67 Thorns Avenue, Brierley Hill, DY5 2XL

Extended Four Bedroom Semi-Detached Home – No Upward Chain

Situated in a convenient location close to the popular Merry Hill Shopping Centre, this extended four bedroom semi detached property offers spacious and versatile accommodation, making it an ideal family home. Offered for sale with no upward chain, the property briefly comprises an entrance hallway, lounge and an extended kitchen/diner.

A particular feature is the ground floor fourth bedroom, which benefits from an adjoining wet room, offering excellent flexibility for multi-generational living, guests or those requiring ground floor accommodation.

To the first floor are three further bedrooms together with a family bathroom.

Externally, the property benefits from a driveway to the front, providing off-road parking, whilst to the rear is a spacious garden.

Conveniently located within easy reach of Merry Hill Shopping Centre and its wide range of shops, restaurants and leisure facilities, this well proportioned home offers flexible accommodation in a popular and accessible location.

Contact the office for further information or to arrange your viewing.













Approach
Driveway offering parking, gravel area to side, hedges, and stepping into:

Hallway
Door to front, central heating radiator, stairs off and tile floor.

Lounge
13'5" x 12'1" (4.1 x 3.7)
Double glazed window to front, feature fireplace and central heating radiator.

Diner
9'6" x 7'6" (2.9 x 2.3)
Central heating radiator and base unit with work surface over.

Kitchen
8'6" max 6'6" min x 8'10" (2.6 max 2.0 min x 2.7)
Double glazed window and door to rear, range of wall and base units with work surface over incorporating sink, extractor hood, tile splash backs, space and plumbing for washing machine.

Bedroom Four/Study
8'10" x 11'1" (2.7 x 3.4)
Double glazed window and door to side, central heating radiator and cupboard off.

Wet Room
6′6″x6′2″(2.0x1.9)

Double glazed window to rear, WC, electric shower, wash hand basin, central heating radiator, tile walls and extractor fan.

Landing

Double glazed window to side, access to loft space and doors off.

Bedroom One
8′2″x12′9″(2.5x3.9)

Double glazed window to rear and central heating radiator.

Bedroom Two
9′2″x9′2″(2.8x2.8)

Double glazed window to front, central heating radiator and fitted wardrobe.

Bedroom Three
8′6″x8′6″(2.6x2.6)

Double glazed window to side and central heating radiator.

Bathroom

WC, bath, double glazed window to side, wash hand basin, tile splash backs, central heating radiator and cupboard off.

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.













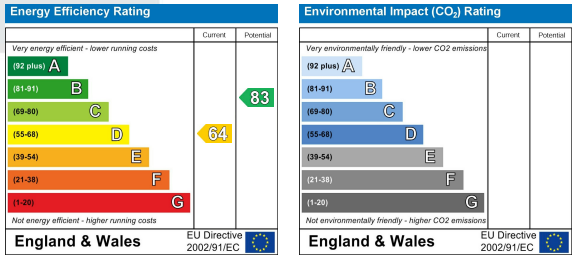
GROUND FLOOR



1ST FLOOR



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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 mis-statement. 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.

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