



LexAllan

local knowledge exceptional service

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.



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.

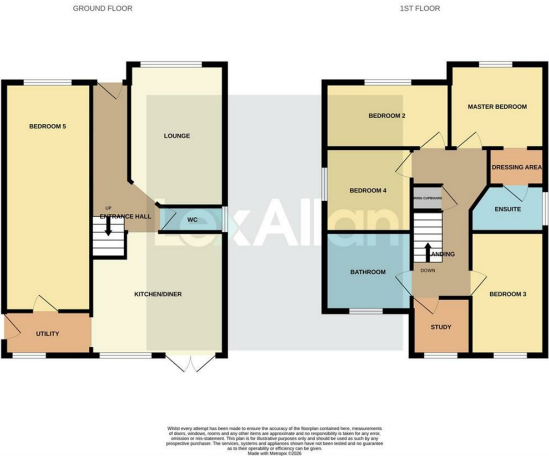
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide 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 for recommending their services. The charges that you will incur with them and all the parties involved in the transaction may be affected by this referral fee. We have not received recently.

The same also applies to any other parties involved in the transaction, including surveyors who we are aware of, and any other service relevant to you. The maximum referral fee of £300 inc VAT is 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

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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Council Tax Band D

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