



**** IDEAL STARTER HOME FOR THOSE LOOKING TO MAKE THAT STEP ****

This two bedroom semi detached family home has been well maintained & offered with no upward chain. Nestled in the heart of Brierley Hill you are surrounded by superb amenities & transport links located on your doorstep.

In brief the property comprises; entrance hall, lounge, kitchen & guest w.c. To the first floor are two well sized bedrooms & house bathroom. To the rear is a peaceful garden along with parking to the front. Call us today to arrange you viewing.

Approach

Driveway to front.

Entrance Hall

Doors off to all ground floor accommodation, central heated radiator.

Lounge

14'7" x 12'1" (4.45 x 3.69)

Double doors open into the garden, stairs rise to the first floor, central heated radiator.

Kitchen

8'5" x 8'0" (2.59 x 2.46)

Variety of wall & base units, electric oven, four ring gas hob, sink & drainer, plumbing for washing machine, double glazed window to front, central heated radiator.

W.C

Wash hand basin, w.c, central heated radiator.



Landing

Doors off to all first floor accommodation.

Bedroom 1

12'2" x 10'4" (3.71 x 3.16)

Storage cupboard, double glazed window to rear, central heated radiator.

Bedroom 2

12'2" x 7'11" (3.71 x 2.42)

Two double glazed windows to front, central heated radiator.

Bathroom

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

Garden

Easy to maintain peaceful garden with side access.

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.

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 best financial advice, we can confirm that we will refer you to them. The referral fee is £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.



While every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, distances, volumes and any other figures are approximate and do not constitute a contract. No responsibility is accepted for any errors or omissions or for any consequences arising therefrom. The description is for information only and should not be relied upon for any purpose other than that for which it is provided. The description is for information only and should not be relied upon for any purpose other than that for which it is provided. The description is for information only and should not be relied upon for any purpose other than that for which it is provided.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		71
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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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Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
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(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		66	71
England & Wales		EU Directive 2002/91/EC	

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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