LexAllan

local knowledge **exceptional service**

52 Turners Lane, Brierley Hill, DY5 3SQ

This stunning and substantially extended four bedroom detached family home is presented to an exceptional standard throughout, boasting immaculate contemporary décor and high quality modern fittings. Ideally situated within walking distance of local shops, well regarded schools and everyday amenities, this superb property offers spacious and versatile accommodation, perfect for modern family living.

The accommodation briefly comprises a welcoming entrance hallway, a generous lounge, an impressive open plan modern kitchen/diner ideal for entertaining, a convenient downstairs WC, and integral garage. To the first floor are four bedrooms, including a superb principal bedroom with en-suite shower room, together with a stylish family bathroom.

Externally, the property benefits from a large driveway providing ample off-road parking to the front, while to the rear is an attractive, well-maintained garden offering an excellent space for relaxing and outdoor entertaining.

An outstanding family home that is ready to move straight into, early viewing is highly recommended.

Hallway
Door and double glazed window to front, central heating radiator and stairs off.

Lounge
13′1″ x 13′9″ (4.0 x 4.2)
Double glazed window to front, central heating radiator and feature fireplace.

Kitchen/Diner
20′8″ x 9′6″ (6.3 x 2.9)
French doors to rear garden, double glazed window to rear, range of wall and base units with work surface over incorporating sink with mixer tap, induction hob with extractor hood over, integrated dishwasher, fridge, oven, central heating radiator and cupboard off.

WC
Central heating radiator, WC, wash hand basin with mixer tap, double glazed window to side and tile splash backs.

Garage
7′10″ x 17′0″ (2.4 x 5.2)
Electric roller door to front, combi boiler and space and plumbing for washing machine.

Landing
Access to loft space, cupboard and doors off.

Bedroom One
9′6″ x 11′9″ (2.9 x 3.6)
Double glazed window to front, built in wardrobe and central heating radiator.

En-suite

Heated towel rail, shower, wash hand basin with mixer tap and storage below, WC, tile splash backs and double glazed window to front.

Bedroom Two
9′6″ x 9′10″ (2.9 x 3.0)

Double glazed window to rear, central heating radiator and wardrobe off.

Bedroom Three
7′2″ x 14′1″ (2.2 x 4.3)

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

Bedroom Four
5′10″ x 7′2″ (1.8 x 2.2)

Double glazed window to rear and central heating radiator.

Bathroom

WC, wash hand basin with mixer tap and storage below, double glazed window rear, bath with mixer tap and shower over, tile splash backs and heated towel rail.

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.

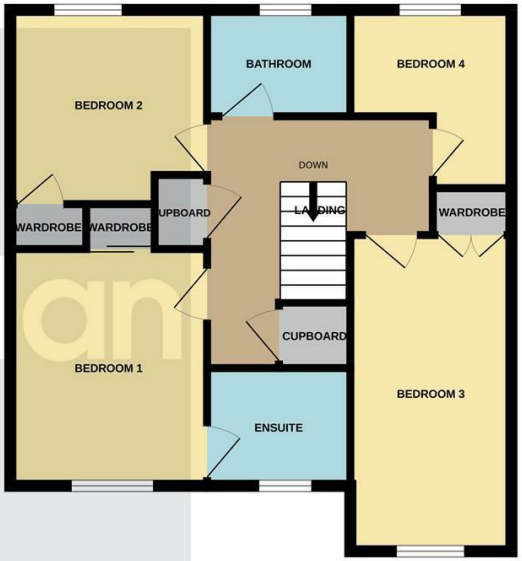
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would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

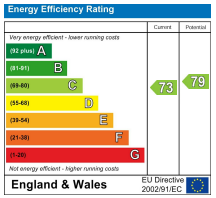
Tenure (Freehold).

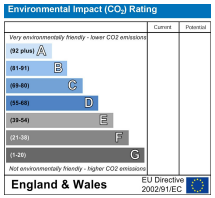
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

GROUND FLOOR

1ST FLOOR







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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