



LexAllan

local knowledge exceptional service

512 High Street, Kingswinford, DY6 8AW

**** SUPERB ACCOMMODATION NESTLED IN THE HEART OF KINGSWINFORD ****

This charming detached has been well maintained by the current owners & offers spacious accommodation throughout. Being surrounded by superb amenities, schooling options & transport links this is a must view.

In brief the property comprises; entrance hall, lounge, dining room, modern kitchen/breakfast room ideal for hosting & shower room. To the first floor are two well sized bedrooms & bathroom with stairs rising to the second bedroom. A private garden to the rear, ample off road parking to the front & a cellar can also be found. Call today to arrange your viewing on 01384 442464.



Approach

Gravelled driveway to front providing off road parking.

Entrance Hall

Doors off to all ground floor accommodation.

Dining Room

11'2" x 10'7" (3.42 x 3.25)

Double glazed window to front, central heated radiator.

Lounge

14'6" x 11'2" (4.42 x 3.42)

Centred log burner with exposed brick surround, opening to the kitchen/breakfast room, double glazed window to side, spot lights, central heated radiator.



Kitchen/Breakfast Room

22'0" x 11'1" (6.73m x 3.39)

Modern fitted kitchen offering a variety of wall and base units, electric oven, integrated dishwasher, tiled splashback, centred island with inset sink with mixer tap, tiled flooring through, plumbing for washing machine, sky lantern over allowing natural light to flood in along with bifold doors opening into the garden, spot lights, two double glazed windows to side, spot lights.



Shower Room

Shower, wash hand basin, w.c, chrome rad, tiled flooring.

Landing

Doors off to all first floor accommodation.

Bedroom 1

14'7" x 11'1" (4.45 x 3.40)

Fitted wardrobes, double glazed window to front, wash hand basin, central heated radiator.

Bathroom

Bath with shower over, wash hand basin, w.c, double glazed window to rear, spot lights.

Bedroom 3

8'7" x 7'7" (2.64 x 2.32)

Double glazed window to rear, central heated radiator.

Bedroom 2

11'3" x 9'2" (3.44 x 2.81)

Built in wardrobes, double glazed window to side.

Rear Garden

A true asset is this private garden with patio area ideal for hosting friends & family, generous lawn along with large storage shed to the rear.

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.



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			
		69	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	

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 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, areas and quantities herein are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The charges, terms and conditions apply to the use of this floorplan and are available on request. Made with MyHome 2022 © Lex Allan



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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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