

LexAllan

local knowledge **exceptional service**

30 Luanne Close, Cradley Heath, B64 6SH

** LOOKING FOR THAT IDEAL STEP ONTO THE LADDDER? **
This two bedroom second floor apartment has been well maintained by the current owners & offers spacious accommodation throughout. Situated canal side you have peaceful views from your very own private balcony along with being surrounded by superb local amenities & transport links. In brief the property comprises; communal hall, entrance hall, lounge/diner, kitchen, two bedrooms and bathroom. Allocated parking can be found to the rear along with visitor spots. Call today to arrange your viewing.

Approach
Allocated parking to the rear of the property with path leading to the communal entrance.

Communal Entrance
Well maintained hall with stairs rising up to the second floor.

Entrance Hall
Spacious hall with doors off to all accommodation, intercom, airing cupboard, central heated radiator.

Lounge/Diner
14'10" x 11'9" (4.53 x 3.59)
Electric fire with surround, door off to balcony, double glazed window to front, central heated radiator.

Kitchen
9'9" x 6'2" (2.98 x 1.89)
Wall and base units, electric oven & hob, plumbing for washing machine, double glazed window to rear.

Bedroom 1
11'0" x 10'3" (3.36 x 3.13)
Patio doors to the balcony, double glazed window to side, central heated radiator.

Bedroom 2
10'1" x 7'0" (3.09 x 2.14)
Double glazed window to rear, central heated radiator.

Bathroom
Bath with shower over, wash hand basin, w.c, chrome heated towel rail, double glazed window to rear.

Parking
Allocated parking to the rear along with visitor spots.

Tenure (Leasehold).
References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 131 years remaining on the lease a ground rent of £100 per annum and a service charge of £2075.46 per annum. 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 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.

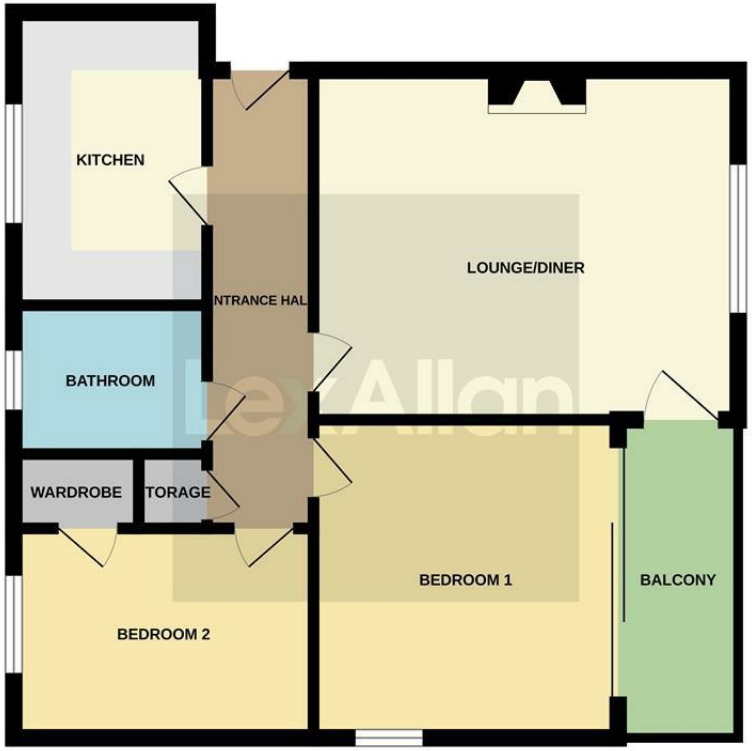
Council Tax Band B

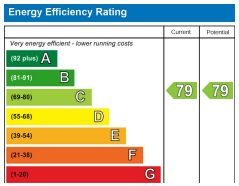


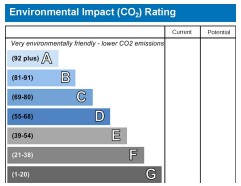




GROUND FLOOR







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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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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