

LexAllan

local knowledge **exceptional service**

34 Fredericks Close, Stourbridge, DY8 3YW

** CHARMING BUNGALOW NESTLED WITHIN ONE OF NORTONS BEST ADDRESSES **
This two bedroom detached bungalow has been well modernised & maintained by the current owners & offers turn key ready accommodation throughout. Being surrounded by superb local amenities & open green spaces, this is a must view.

In brief the property comprises; entrance hall, lounge/diner, modern fitted kitchen, two well sized bedrooms, shower room & separate w.c off bedroom one. A bright & airy conservatory to the rear along with private garden & detached garage. Call us today on 01384 442464 to arrange your viewing.

Approach
Driveway to front providing ample off road parking.

Entrance Hall
Doors off to all accommodation, loft access, central heated radiator.

Lounge/Diner
19'9" x 13'6" (6.04 x 4.13)
Gas fire with surround, two double glazed windows to front, two central heated radiators.

Kitchen
9'2" x 7'7" (2.81 x 2.33)
Modern fitted kitchen offering a variety of wall & base units, 'Zanussi' double electric oven, four ring gas hob, integrated fridge/freezer, double glazed window to side, tiled flooring & splashback.

Utility Cupboard
Plumbing for washing machine & space for tumble dryer.







Bedroom 1
10'4" x 10'0" (3.17 x 3.07)

Patio door to the rear, central heated radiator, door off to w.c.

W.C
Wash hand basin, w.c, double glazed window to side, chrome heated towel rail.

Bedroom 2
10'2" x 7'7" (3.12 x 2.33)

Fitted wardrobes, patio door to the rear, double glazed window to side.

Shower Room
Large shower cubicle, wash hand basin, w.c, tiled flooring, chrome heated towel rail, spot lights, double glazed window to side.

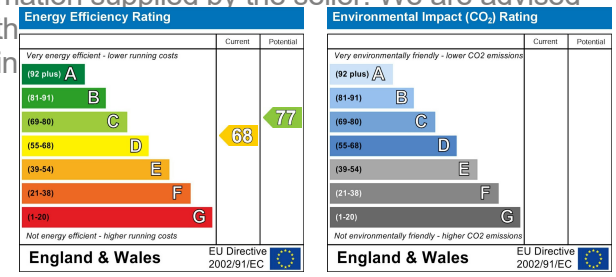
Conservatory
17'4" x 6'6" (5.29 x 1.99)

Double doors open to the garden along with additional door to the side giving access to the side drive.

Garden
Private & peaceful garden that offers low maintenance throughout. Secure side access runs alongside the property & additional door to the garage.

Garage
Door to front with power & lighting.

Tenure (Freehold).
References to the tenure of a property are based on information supplied by the seller. We are advised that th
obtain















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 [illegible] have any queries regarding the above, please feel free to contact us.

Council Tax Bands









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 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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