

LexAllan

local knowledge **exceptional service**

48 Waterfall Lane, Cradley Heath, B64 6RQ

With NO UPWARD CHAIN this extended two bedroom traditional terrace property offer spacious and move in ready accommodation towards the bottom of Waterfall Lane. The property itself comprises of entrance hallway, kitchen, lounge/diner, two large double bedrooms ,house bathroom and side access with storage space.

For further information or to arrange your viewing contact the office.





Hallway
Door and window to front, central heating radiator and cupboard off.

Kitchen
7'6" x 11'9" (2.3 x 3.6)
Double glazed window to front, range of wall and base units with work surface over incorporating sink with mixer tap, oven and hob with extractor hood over, fridge, freezer, washing machine and tiled splash backs.



Lounge/Diner
12'1" x 22'11" (3.7 x 7.0)
Central heating radiator, feature fireplace, double glazed windows and French doors to rear and stairs off.



Landing
With doors off to:

Bedroom One
12'1" x 12'5" (3.7 x 3.8)
Double glazed window to rear, central heating radiator and cupboard off.





Bedroom Two
11'9" x 11'9" (3.6 x 3.6)
Double glazed window to front and central heating radiator.

Bathroom
Double glazed window to front, WC, wash hand basin, bath with shower over, tiled splash backs, central heating radiator and cupboard off.

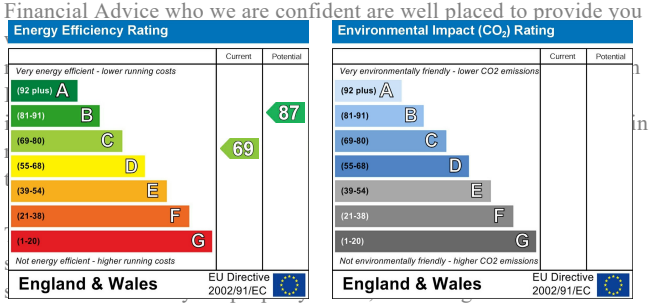
Money Laundering Regulations.

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



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).

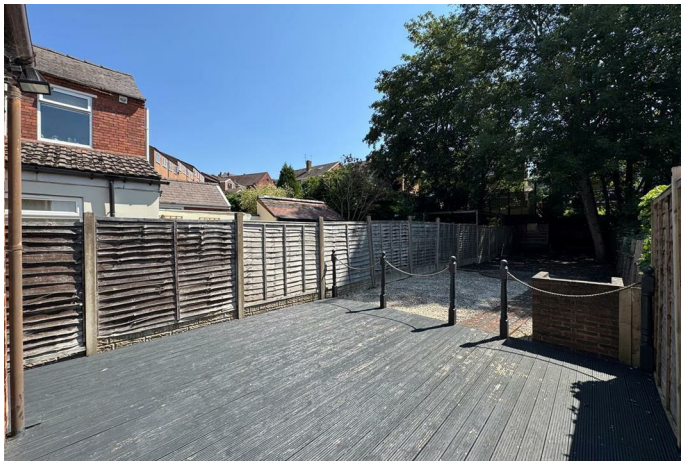
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.















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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