LexAllan

local knowledge **exceptional service**

56 Lawnsdown Road, Brierley Hill, DY5 2EW

* * BEING OFFERED WITH NO UPWARD CHAIN * *
This three bedroom semi has been well maintained throughout by the current owner & offers spacious accommodation all under one roof. Nestled on a well known address in Quarry Bank you are surrounded by superb amenities & five star transport links.

In brief the property comprises; porch, entrance hall, lounge/diner, kitchen, conservatory, three bedrooms & house bathroom. To the rear is a private garden along with off road parking to the front. Call us today to arrange your viewing.

Approach
Drive to front providing off road parking.

Porch
Door off to entrance hall.

Entrance Hall
Doors off to all ground floor accommodation, stairs rise to first floor.

Lounge/Diner
Doors off to conservatory & rear garden, two central heated radiators.

Kitchen
10′2″ x 6′ 10″ (3.10x2.10)
Wall & base units, electric oven with four ring gas hob, sink with drainer, double glazed window to front, plumbing for washing machine, under stair storage.

Landing
Doors off to all first floor accommodation, loft access, double glazed window to front.

Bedroom 1
12′0″ x 11′3″ (3.68 x 3.43)
Fitted wardrobes, double glazed window to side & rear, central heated radiator.

Bedroom 2
10′8″ x 8′4″ (3.26 x 2.56)
Double glazed window to rear, central heated radiator.

Bedroom 3
7′0″ x 6′11″ (2.14x2.11)
Double glazed window to side, central heated radiator.

Bathroom
Bath with shower over, wash hand basin, w.c, double glazed window to front.

Conservatory
11′4″ x 8′11″ (3.46 x 2.73)
Door off to garden, central heated radiator.

Garden
Private & peaceful garden with generous lawn area.

Garage
Up & over door to front & additional side access leading to the garden.

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.

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.

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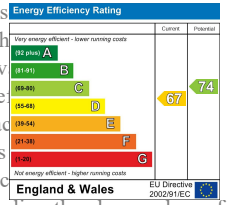

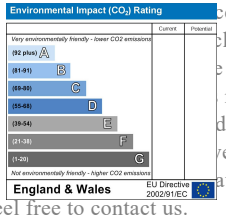

Council Tax Band B

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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