



This traditional home has been impressively modernized and extended to now give a high standard wow factor property with a beautiful mix of charming original features, next to modern decor tastefully styled in. All of this sits toward the end of this highly sought after cul-de-sac in Oldswinford.

The property itself comprises of driveway, entrance hall, two reception rooms, stunning open plan breakfast kitchen/lounge, cloakroom, downstairs shower room, utility and store room. To the first floor are three double bedrooms and house bathroom. The top floor offers the final bedroom with en suite off. Finally a spacious rear garden with impressive summerhouse.

For further information or to arrange your viewing contact the office. Part of the Lex Allan Collection.

#### Approach

Driveway to front offering parking for a number of cars and planted bedding

#### Entrance Hall

Double glazed door to front, skylight and central heating radiator

#### Reception One

15'3" x 11'8"

Double glazed bay window to front and central heating radiator

#### Reception Two

7'4" x 12'8"

Double glazed window and door to rear, log burner and central heating radiator

#### Breakfast Kitchen

30'7" x 14'5"

Under floor heating, range of wall and base units with work surface over incorporating sink with mixer tap, induction hob with extractor hood over, integrated ovens, dishwasher, fridge, freezer, breakfast bar, skylights, double glazed windows and bi folds with fitted blinds

#### Utility

Double glazed window to side, heated towel rail, base units with work surface incorporating sink with mixer tap, space and plumbing for washing machine, extractor fan and tiled splash backs

#### Downstairs shower Room

Low level w.c, wash hand basin with mixer tap, heated towel rail, double glazed window to side, shower, extractor fan and tiled splash backs

#### Cloakroom

Stain glass window to front, w.c, wash hand basin with mixer tap and storage below, central heating radiator, tiled floor and splash backs



Store

Electric roller door to front and door to rear

Landing

Double glazed window to front and central heating radiator

Bedroom One

15'8" into bay x 18'4"

Double glazed bay window to front, feature fire place and central heating radiator

Bedroom Two

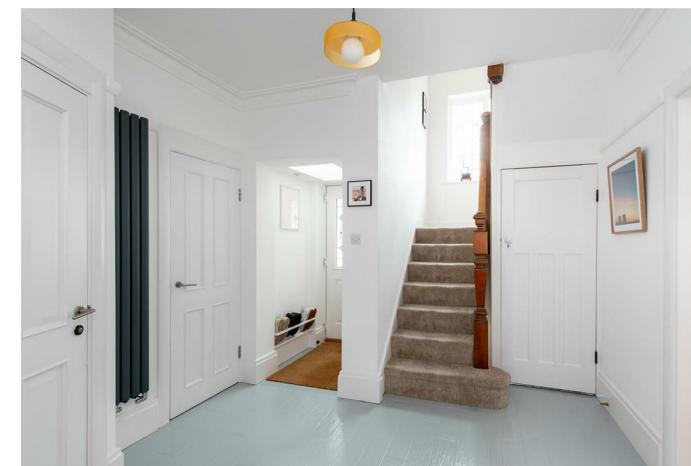
12'7" x 11'4"

Double glazed window to rear and central heating radiator

Bedroom Three

9'4" x 10'7"

Double glazed window to rear, central heating radiator and built in wardrobe



Bathroom

Bath with mixer tap, heated towel rail, low level w.c, shower, wash hand basin with mixer tap and storage below, double glazed window to side, tiled floor and splash backs and extractor fan

Loft Bedroom

10'8" x 14'9"

Double glazed windows to rear, central heating radiator and wardrobe built in

En suite

Double glazed window to side, low level w.c, central heating radiator, wash hand basin, shower, tiled splash backs and extractor fan

Rear Garden

Slab patio, gravel area, lawn, planted flower beds, vegetable patch, shed, hedging and fencing to enclose

Summer House

With door and windows to front, great potential for full conversion

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 £24 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.

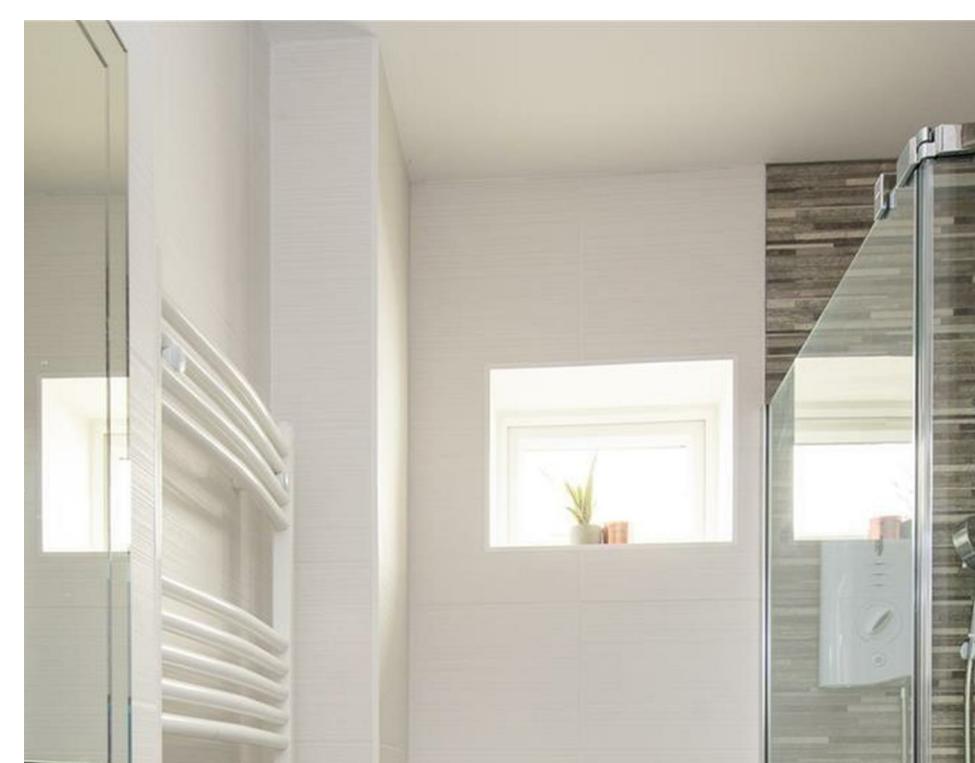
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay Green Street Surveys 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.

## Council Tax Band F

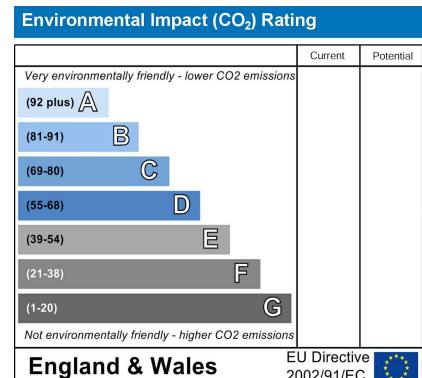
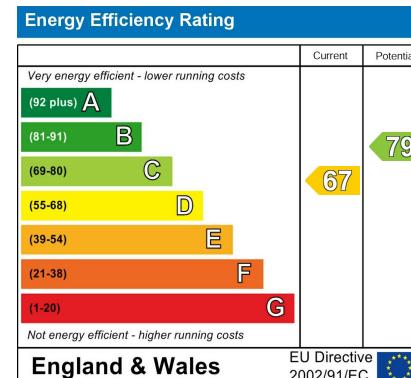








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for indicative purposes only and should not be used 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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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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