



**LexAllan**

local knowledge exceptional service

2 Ash Street, Cradley Heath, B64 5PW

**\*\* DOES A SEMI DETACHED GET MUCH BETTER THAN THIS? \*\***

This immaculate extended semi offers tremendous amount of accommodation throughout & will truly tick the boxes for those looking for turn key ready. Being surrounded by five star amenities along with public transport links located on your doorstep.

In brief the property comprises; entrance hall, lounge, kitchen/breakfast room, family/dining room & guest w.c. To the first floor are three well sized bedrooms along with house bathroom. A peaceful garden to the rear along with parking to the front. Call today to arrange your viewing.

### Approach

Driveway to front providing off road parking,

### Entrance Hall

Welcoming hall with doors off to lounge & guest w.c, stairs rise to first floor, central heated radiator.

### Lounge

16'3" x 12'11" (4.97 x 3.95 )

Double glazed window to front, centred electric fireplace, door off to kitchen/breakfast room, under stair storage, central heated radiator.

### Kitchen/Breakfast Room

16'4" x 9'8" (5.00 x 2.96)

Variety of wall and base units, sink and drainer, space for Rangemaster style oven, plumbing for washing machine/dishwasher & space for tumble dryer, double doors open into the family room, double glazed window to rear, tiled splashback, central heated radiator.

### Family/Dining Room

15'6" x 13'5" (4.74 x 4.11 )

Three Skylights let natural light flood through, double doors open into the garden, central heated radiator.

### W.C

Wash hand basin, w.c, double glazed window to front, chrome heated towel rail.



### Landing

Spacious landing with doors off to all first floor accommodation, airing cupboard, loft access.

### Bedroom 1

12'9" x 9'8" (3.91 x 2.95 )

Double glazed window to front, central heated radiator, fitted wardrobes.



### Bedroom 2

13'4" x 9'8" (4.08 x 2.97)

Double glazed window to rear, central heated radiator.



### Bedroom 3

9'5" x 6'2" (2.88 x 1.89 )

Double glazed window to front, central heated radiator.



### Bathroom

Bath with shower over, wash hand basin, w.c, chrome heated towel rail, spot lights.



### Garden

Decked area ideal for hosting friends & family, beds to the rear.

### 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.

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.



IMPORTANT NOTICE: This floor plan is provided for information only and does not constitute an offer of any financial product. It is intended to provide a general overview of the property and is not intended to be used as a basis for any financial decision. The actual floor plan may vary from the one shown here. For more information, please contact your agent.



**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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