



LexAllan

local knowledge exceptional service

31 Leicester Close, Smethwick, B67 5NJ

**** SUPERB OPPURTUNITY TO PURCHASE A GROUND FLOOR FLAT ****

This charming ground floor flat has been well maintained by the current owners and is now available to the market with NO UPWARD CHAIN. Benefitting from spacious accommodation throughout, this truly is a must view. In brief the property comprises; entrance hall, lounge, kitchen, shower room & bedroom. A garage can be found to the block at the front of the properties. Call today to arrange your viewing.



Approach

Slabbed pathway allowing access to the communal entrance.

Communal Entrance

Secure, well maintained hall with door off to the ground floor flat.

Entrance Hall

Doors radiating off, three spacious storage cupboards.

Lounge

17'0" x 9'8" (5.20 x 2.95)

Spacious lounge with double glazed window to front, central heated radiator, intercom, door off to kitchen.

Kitchen

7'6" x 9'6" (2.29 x 2.91)

The kitchen offers a variety of wall and base unit, Bosch electric oven, electric hob with extractor above, stainless steel sink and drainer, tiled splashback, plinth heater, plumbing for washing machine under the counter, double glazed window to rear.



Bedroom

12'3" x 9'9" (3.75 x 2.98)

Fitted wardrobes, central heated radiator, double glazed window to front.

Shower Room

Large walking shower, WC, wash hand basin, chrome heated towel rail, airing cupboard housing Worcester boiler, double glazed window to rear.

Garage

Up & Over door to front.



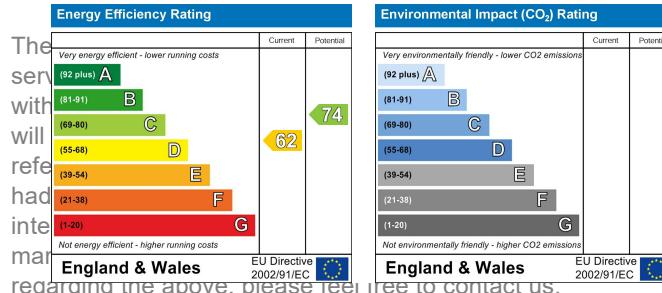
Tenure (Leasehold).

References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 985 years remaining on the lease and a service charge of £1080 per annum. A buyer is advised to obtain verification from their solicitor.

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.

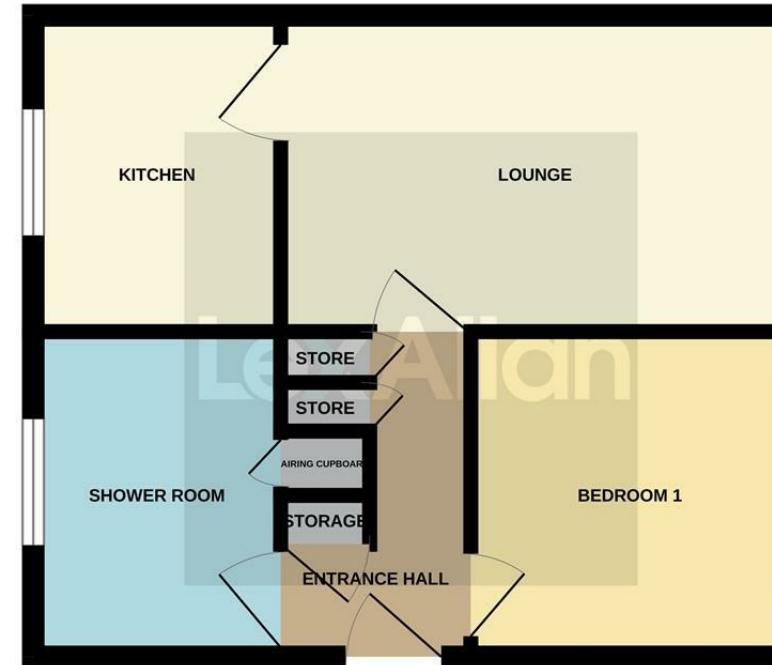


Council Tax Band A

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.

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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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