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61 School Road, Brierley Hill, DY5 1BD

A fantastic two bedroom end terrace property occupying a particular delightful position at the end of School Road close to Saltwells Nature Reserve. This well maintained family home is on offer with no upward chain and simply must be viewed to be fully appreciated.

61 School Road briefly comprises a welcoming entrance hall, open plan lounge kitchen, spacious conservatory, two bedrooms, downstairs wet room with shower, upstairs bathroom and rear garden.



#### Approach

Driveway to front offering parking and stepping into:

#### Entrance Hall

Having stairs rising to the first floor, access into downstairs wet room and open plan lounge and kitchen, double glazed window and central heating radiator.

#### Living Area

13' 3" max x 14' 7" max (4.06 max x 4.45 max)

Gas fire with tiled surround and hearth with feature fire surround, double glazed 'French' doors into conservatory, double glazed window and central heating radiator.

#### Kitchen Area

18' 0" max x 16' 6" max (5.51 max x 5.03 max)

Inset stainless steel sink top with drainer, base units with rolled edge laminate work tops, range of wall cupboards, integrated dishwasher, cooker hood, plumbing for washing machine, double glazed window, door into rear garden and door to the front of the property, double glazed 'French' doors into the conservatory, two 'Velux' windows, cupboard housing 'Worcester' combination boilers.

#### Conservatory

18' 6" x 10' 7" (5.66 x 3.25)

The spacious conservatory benefits from floor tiles, central heating radiator and double glazed 'French' doors into the rear garden.

#### Downstairs Wet Room

Low flush WC, wash hand basin built into vanity unit, shower fitting, chrome heated towel rail, wall tiles and double glazed window.

#### Landing

Loft hatch, double glazed window and central heating radiator.

#### Bedroom One

14' 6" x 10' 9" (4.42 x 3.3)

Useful storage cupboard, two double glazed windows and central heating radiator.

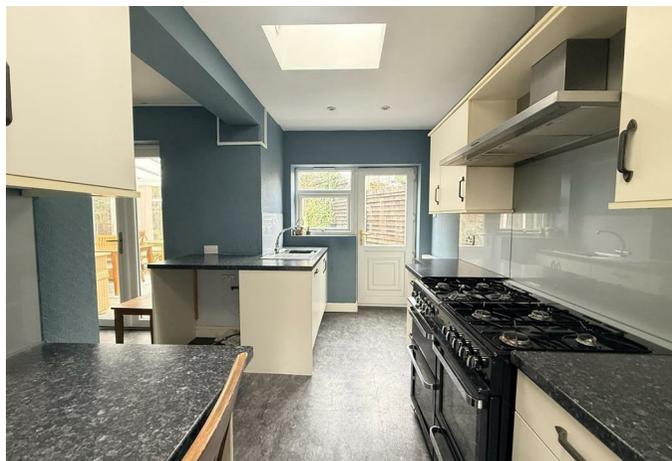
#### Bedroom Two

12' 0" x 7' 10" (3.66 x 2.39)

Two double glazed windows and central heating radiator.

#### Bathroom

Low flush WC and wash hand basin built into vanity unit, bath, wall tiles, double glazed window and central heating radiator.



### Rear Garden

Mature flowers and flowering shrubs, gravel area with steps leading you to decking area with garden shed, steps to further sitting area with storage to the rear.

### Location

This end terrace home benefits from close proximity to local shops, schools and amenities that serve the immediate area, as well as the nearby Merry Hill Shopping centre. Regular public services run along Saltwells Road and the commuter is well served by excellent local road and rail links (nearest railway station at Cradley Heath, motorway M5 at Halesowen connecting with the greater Black Country and West Midlands area.

The Saltwells Nature Reserve is just a short distance away and the Canal system with its associated heritage criss crosses the region.

### 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.

### 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 A



GROUND FLOOR



1ST FLOOR



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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**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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