



**LexAllan**

local knowledge exceptional service

240 White Road, Quinton, Birmingham, B32 2SZ



**\*\* ARE YOU A FIRST TIME BUYER? TAKE A LOOK AT THIS ONE \*\***

This two bedroom semi detached located on a well known address in Quinton has been well maintained by the current owner. Offering spacious accommodation & being surrounded by superb amenities this truly is a must view. In brief the property comprises; entrance hall, open planned kitchen/living area, lean to, w.c, two well sized bedrooms and modern shower room. To the front is a driveway along with peaceful garden to rear. Not forgetting White Road is offered with NO UPWARD CHAIN. Call today to arrange your viewing.



### Approach

Driveway to front.

### Porch

Door off to entrance hall.

### Entrance Hall

Stairs rising to first floor, door off to ground floor accommodation.

### Open Planned Living/Kitchen

26'7" x 16'10" (8.12 x 5.14)

A superb open planned space that offers multi uses, patio doors open into the garden, double glazed bay window to front along with access to the lean to & under stair pantry. The kitchen offers base units, sink and drainer, electric oven, plumbing for dishwasher, double glazed window to rear.

### Lean To

Door access to the garden and w.c, plumbing for washing machine.

### W.C

### Landing

Doors off to all first floor accommodation, double glazed window to side.





Bedroom 1  
13'4" x 11'11" (4.07 x 3.64)

Large storage cupboard, double glazed window to front, central heated radiator.

Bedroom 2  
10'6" x 9'0" (3.22 x 2.75)

Double glazed window to rear, central heated radiator.

Shower Room

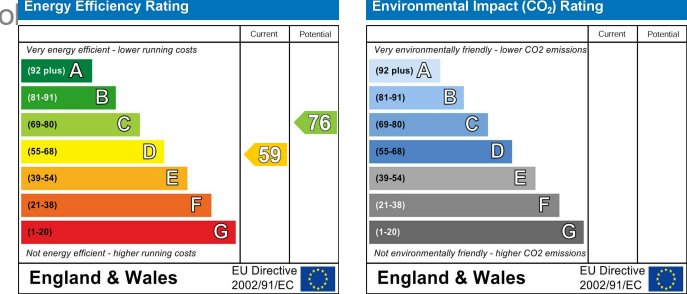
Modern shower room with large walk in shower, wash hand basin, w.c vanity, double glazed window to rear, chrome heated towel rail.

Garden

A private and peaceful garden with patio area with a generous lawn with mature shrubs through.

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





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.

Council Tax Band C

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.



While every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for descriptive purposes only and should be used as such by the prospective purchaser. The services, quality and efficiency of the work have not been tested and no guarantee is made with respect to the accuracy of the plan.



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