



**LexAllan**

local knowledge exceptional service

23E Bower Lane, Quarry Lane, DY5 2DG

**\*\* A SUPERB SEMI THAT OFFERS SUPERB POTENTIAL INSIDE & OUT \*\***

This three bedroom semi detached property has been loved by the same owner since new. Having been the base of a family, Bower Lane is now ready for its next chapter. Situated off the road you are truly spoilt with the far reaching views to the rear of the whole of the Dudley Borough. We are delighted to bring this property to market & viewing is highly recommended to appreciate the accommodation on offer. In brief the property comprise; entrance hall, lounge/diner, kitchen, three well sized bedrooms, bathroom & separate w.c. To the rear is a private garden along with driveway & garage to front. Call today to arrange your viewing.



**Approach**

Tarmac driveway providing off road parking, slabbed pathway to side allows access to the property.

**Entrance Hall**

Doors off to all ground floor accommodation, stairs rise to first floor, under stair storage.

**Lounge/Diner**

**14'9" x 13'11" (4.52 x 4.25 )**

Electric fire, double glazed window to rear with far reaching views over the garden, door access to, wall mounted side lights.

**Kitchen**

**10'2" x 7'1" (3.12 x 2.16 )**

Wall & base units, double electric oven with hob, sink and drainer, double glazed window to front, plumbing for washing machine, tiled splashback.

**Landing**

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

**Bedroom 1**

**14'11" x 9'8" (4.57 x 2.96)**

Fitted wardrobes, double glazed window to rear with far reaching views.



**Bedroom 2**  
8'7" x 8'2" (2.63 x 2.50 )

Built in wardrobes, double glazed window to front.

**Bedroom 3**  
10'8" x 6'0" (3.27 x 1.83 )

Fitted wardrobes, double glazed window to front.

**Bathroom**

Bath with shower over, wash hand basin, double glazed window to side.

**W.C**

Double glazed window to side, w.c,

**Rear Garden**

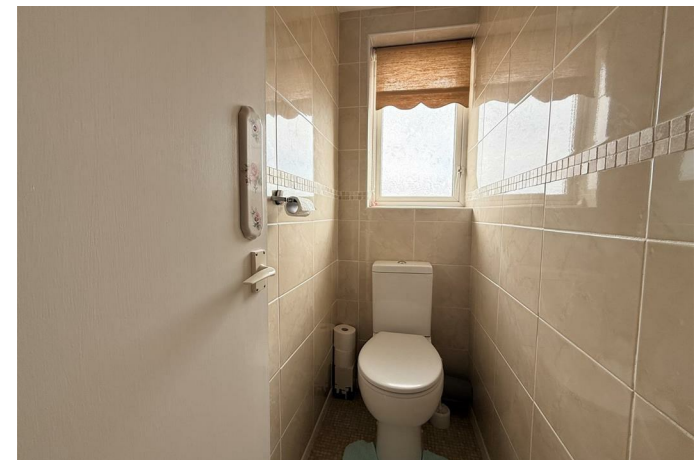
A true asset is this peaceful garden that offers multiple mature beds throughout, various patio areas that are ideal for those summer evening spent with friends & family.

**Garage**

Up and over door to front.

**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.

## Council Tax Band E

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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