



LexAllan

local knowledge exceptional service

24 Ashton Park Drive, Brierley Hill, DY5 3ER

**** WHAT A GEM OF A LOCATION ****

This exceptional detached family home has truly been well maintained to create a charming detached family home. Ashton Park offers spacious accommodation throughout and will truly tick the box for those looking to upsize. In brief the property comprises; entrance hall, lounge.dining room, kitchen, laundry and guest w.c along with a conservatory. To the first floor is the master bedroom with en-suite, three further bedrooms and family bathroom. To the rear is a peaceful garden that swoops round the side and off road parking to front with garage access. Call us today to arrange your viewing!

Approach

Driveway to front with tidy brock wall along with generous lawn area to the opposite side.

Entrance Hall

Door radiating off, stairs rising to first floor.

Lounge

13'9" x 13'0" (4.20 x 3.98)

Gas fire with surround, double doors open into the dining area, double glazed window to front, central heated radiator.

Dining Room

9'7" x 9'3" (2.93 x 2.82)

Door off to kitchen & conservatory, central heated radiator.

Kitchen

11'1" x 9'6" (3.39 x 2.91)

Modern fitted kitchen with electric double oven, electric hob, integrated dishwasher, sink and drainer, understairs storage, double glazed window to rear, tiled flooring, central heated radiator.

Lobby

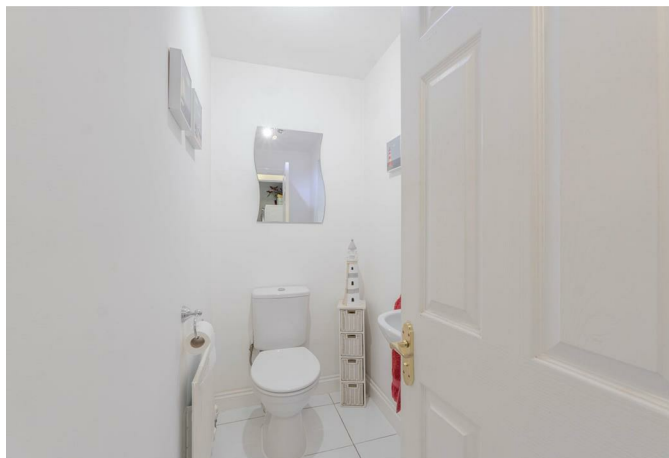
Door off to w.c and garden to side, opening to laundry.

Laundry

Plumbing for washing machine and tumble dryer, tiled flooring.

W.C

Wash hand basin, w.c, double glazed window to side, central heated radiator, tiled flooring.



Landing

Doors radiating off, loft access, airing cupboard.

Master Bedroom

16'0" x 11'11" (4.88 x 3.65)

Superb bedroom with ample fitted wardrobes with down lights, two double glazed windows to front, central heated radiators, en-suite off.



En-Suite

Shower, wash hand basin, w.c, tiled flooring, double glazed window to front, central heated radiator, spot lights.

Bedroom 2

9'10" x 9'7" (3.00 x 2.93)

Double glazed window to rear, central heated radiator.

Bedroom 3

8'6" x 7'3" (2.61 x 2.21)

Fitted wardrobe, double glazed window to side, central heated radiator.

Bedroom 4

8'2" x 7'8" (2.49 x 2.35)

Double glazed window to rear, central heated radiator.



Bathroom

Bath with shower over, wash hand basin, w.c, , heated towel rail, double glazed window to rear, tiled flooring.

Conservatory

12'9" x 9'3" (3.89 x 2.83)

Ceiling fan light, double doors open into the garden.

Garden

Two part garden with patio area along with lawn area that surrounds the property that leads to an additional area to the side.

Garage

4.06m x 2.29m

Up & Over door to front, power and lighting.



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 £24 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.

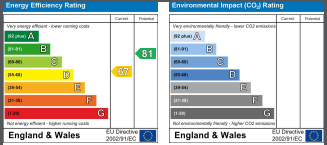
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would 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 D

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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