



**LexAllan**

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4 Beeston Close, Brierley Hill, DY5 3JQ

A well presented three bedroom semi-detached property situated toward the end of a popular and quiet cul-de-sac, offering attractive and spacious accommodation throughout, making an ideal family home.

The property briefly comprises: driveway providing off road parking, garage, welcoming hallway, spacious lounge/diner, fitted kitchen, three good sized bedrooms, and family bathroom.

Outside, the property benefits from a beautifully landscaped rear garden with an impressive patio area, ideal for outdoor entertaining and family enjoyment. Conveniently located close to local amenities, schools, and transport links, this is a fantastic opportunity for families and first time buyers alike.

**Hallway**

Door to front, central heating radiator, tile floor and cupboard off.

**Lounge/Diner**

11'5" max 8'6" min x 23'3" (3.5 max 2.6 min x 7.1)

Double glazed windows to front and rear and central heating radiator.

**Kitchen**

8'6" x 10'2" (2.6 x 3.1)

Double glazed window and door to rear, range of wall and base units with mixer tap over incorporating sink with mixer tap, electric hob with extractor hood over, integrated oven, space and plumbing for washing machine, tile floor and splash backs.

**Landing**

Access to loft, cupboard and doors off.

**Bedroom One**

10'2" x 9'10" (3.1 x 3.0)

Double glazed window to rear, central heating radiator and fitted wardrobe.

**Bedroom Two**

9'2" x 9'10" (2.8 x 3.0)

Double glazed window to front, central heating radiator and fitted wardrobes.

**Bedroom Three**

6'6" x 6'6" (2.0 x 2.0)

Double glazed window front, central heating radiator and fitted wardrobe.



### Bathroom

Heated towel rail, wash hand basin with mixer tap and storage below, WC, double glazed window to front, bath with mixer tap and shower over, tile floor and splash backs.

### Garage

18'8" x 8'6" (5.7 x 2.6)

Main garage door to front and further rear door.

### 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.

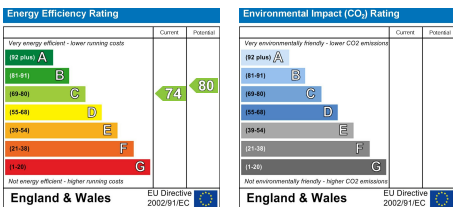
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.





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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