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5 Morlich Rise, Brierley Hill, West Midlands, DY5 3YZ

' EXTENDED FANTASTIC FAMILY HOME '

This three bedroom detached offers move in ready spacious accommodation at the end of this highly sought after cul-de-sac, being near to shops and other amenities. The property itself comprises of large driveway to front, porch, entrance hall, kitchen which has been extended to the front, lounge, dining room, conservatory, downstairs w.c, and garage. To the first floor are three bedrooms, en suite and house bathroom. Finally to the rear the generous plot lends itself to a wrap around garden. All of this simply must be viewed to be fully appreciated.

Approach

Tarmac and block paved driveway offering parking for a number of cars, lawn area to side

Porch

Double glazed window and door to front, and tiled flooring

Entrance Hall

Door to front, central heating radiator, and stairs rising to first floor accommodation

Lounge

11'1" x 22'11" (3.4 x 7.0)

Double glazed window to rear, sliding door to rear, oak flooring, central heating radiator and log burner

Diner

10'2" x 9'6" (3.1 x 2.9)

Double glazed window to rear and central heating radiator

Conservatory

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

Double glazed windows and doors, and tiled flooring

Kitchen

7'6" max 7'6" min x 14'5" (2.3 max 2.3 min x 4.4)

Double glazed window to front, skylight, range of wall and base units with work surface over incorporating sink with mixer tap, extractor hood, tiled splash backs and flooring, integrated fridge and dishwasher

Downstairs w.c

Window to front, low level w.c, central heating radiator, wash hand basin with mixer tap, tiled flooring and splash backs

Landing

Double glazed window to side, central heating radiator, access to loft space, and cupboard off

Bedroom One

9'6" x 11'5" min 13'5" max (2.9 x 3.5 min 4.1 max)

Double glazed window to front, central heating radiator, and built in wardrobe

En suite

Wash hand basin with mixer tap, shower, low level w.c, central heating radiator, double glazed window to front, tiled floor and splash backs, and extractor fan



Bedroom Two

12'9" x 7' 10" (3.9x2.4)

Double glazed window to rear, and central heating radiator

Bedroom Three

9'6" x 8'2" (2.9x2.5)

Double glazed window to rear, and central heating radiator

Bathroom

Low level w.c, wash hand basin with mixer tap over, bath with mixer tap, double glazed window to front, tiled floor and splash backs, extractor fan and heated towel rail

Rear Garden

Slab patio stepping up to lawn, beds with various plants and shrubs, Wendy house, side gate and all with fencing to enclose

Garage

8'2" x 17'8" (2.5x5.4)

Electric roller door to front

Location

Situated on the much liked Lakeside development just off Millbrook Way in this quiet cul-de-sac it is a great base for many nearby amenities. A large Sainsbury's store serves the area as well as a medical practise, Peters Hill Primary School and regular public transport services to other centres. Midway between Stourbridge and Brierley Hill all regions of the Black Country and the West Midlands are within reach. The M5 motorway network is a short driveway at Halesowen and trains run from Stourbridge Junction.

Tenure

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

In order to comply with Money Laundering Regulations, from June 2017, 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. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

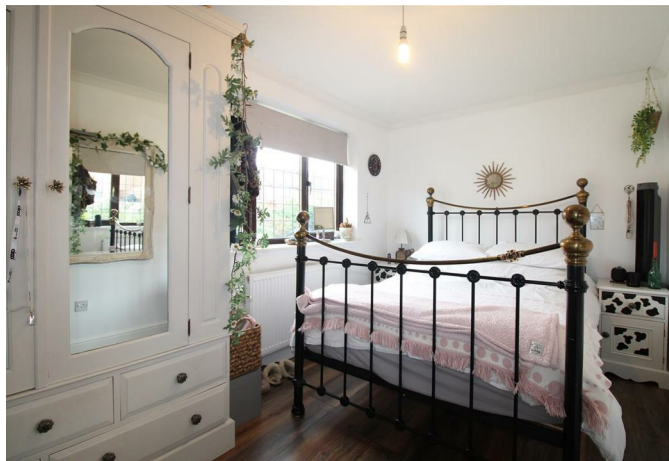
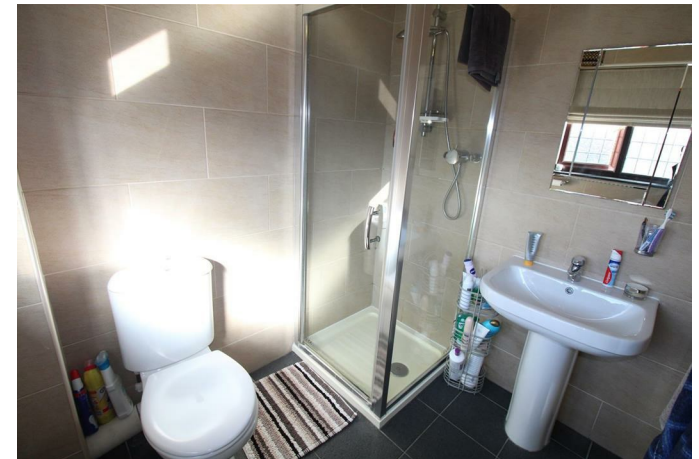
Referral Fees

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 £175 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 Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys 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





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 (A)		10-15 (A)	
81-91 (B)		16-20 (B)	
69-80 (C)		21-25 (C)	
55-68 (D)		26-30 (D)	
39-54 (E)		31-35 (E)	
21-38 (F)		36-40 (F)	
1-20 (G)		41-45 (G)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	70	EU Directive 2002/91/EC	82

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, floors 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 a guide to enable prospective purchasers. The service, systems and equipment shown here are not tested and no guarantee can be given for their operation or efficiency over time.
Made with Metreplan 10/2021



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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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