



**LexAllan**

local knowledge exceptional service

5 New Street, Quarry Bank, West Midlands, DY5 2BB

A charming two bedroom mid-terrace located on the very popular New Street, Quarry Bank. This property benefits from having spacious accommodation throughout along with being offered with NO UPWARD CHAIN. The property comprises of parking space to the front, lounge, kitchen, two bedrooms, house bathroom and rear garden. Viewings are available immediately.



### Approach

Parking to the front.

### Lounge

12'44 x 11'97 (3.66m x 3.35m )

Double glazed window to front, central heating radiator.

### Kitchen

11'85 x 9'84 (3.35m x 2.74m )

Variety of wall and base units, electric oven and hob with extractor above, plumbing for washing machine, large under stair storage cupboard, double glazed window to rear, central heating radiator, access to rear landing.

### Landing

Doors radiating off to all first floor accommodation.

### Bedroom 1

12'51 x 12'09 (3.66m x 3.89m )

Double glazed window to front, central heating radiator.

### Bedroom 2

6'95 x 6'70 (1.83m x 1.83m)

Double glazed window to rear, central heating radiator.



### Bathroom

Bath with shower over, wash hand basin, W.C, chrome heated towel rail, glazed window to rear.

### Rear Garden

A private and peaceful rear garden, easy to maintain.

### The Location

Situated on New Street in Quarry Bank, This property is within reach of good local amenities in and around Quarry Bank, such as local schools, public transport services, and excellent shops in the High Street. Railway services run nearby from Cradley Heath or Lye and the property forms an ideal base for those commuting to nearby commercial centres in the Black Country or further afield.

### 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.

### Council Tax Band A



## 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.

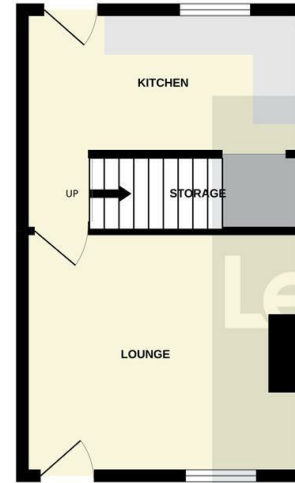
## Referral Fees.

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 £240 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 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.

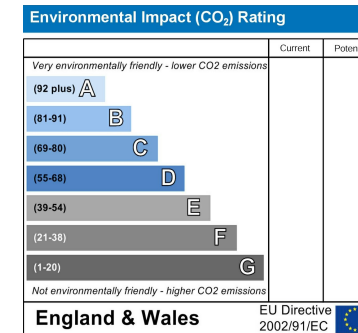
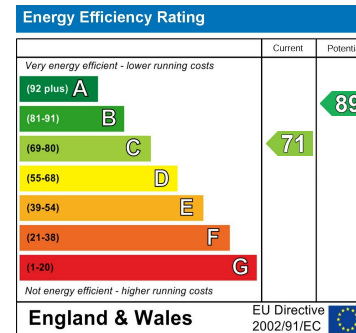
GROUND FLOOR



1ST FLOOR



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 misstatement. 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. Made with Mempro ©2022



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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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