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15 New Town, Brierley Hill, West Midlands, DY5 3XU

Now available is this charming two bedroom semi detached property benefitting from NO UPWARD CHAIN. New Town offers spacious accommodation along with a private and peaceful rear garden. This truly ticks the boxes for first time buyers or an ideal investment property. The property itself comprises of lounge, kitchen/diner, conservatory, two double bedrooms and family bathroom. Viewings are available immediately so call today!

Approach

Gravelled Driveway to front.

Lounge

13'00 x 11'81 (3.96m x 3.35m)

Has fire place, double glazed window to front, central heating radiator, stairs to first floor.

Kitchen

11'71 x 9'06 (3.35m x 2.90m)

Variety of wall and base units, integrated electric oven, four ring gas hob with extractor above, inset sink and drainer, integrated washing machine, under stair storage cupboard, central heating radiator, tiled flooring, double glazed window to rear, access to conservatory.

Landing

Doors radiating off to all first floor accommodation, loft access.

Bedroom 1

12'27 x 11'84 (3.66m x 3.35m)

Two double glazed windows to front, central heating radiator, built in storage cupboard.



Bedroom 2

10'28 x 6'03 (3.05m x 1.91m)

Double glazed window to rear, central heating radiator.

Bathroom

Bath with shower over, wash hand basin, W.C, central heating radiator, double glazed window to rear.

Conservatory

9'39 x 7'91 (2.74m x 2.13m)

French doors to rear garden, power and lighting.

Rear Garden

A peaceful rear garden offering easy maintenance throughout.

The Location

Located just off Brockmoor High Street with a number of shops and restaurants. A short drive away is the convenient Merry Hill Shopping Centre that offers a wide range of boutiques. Transport links run close by offering easy access around the Dudley Borough.

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 B



Money Laundering Regulations.

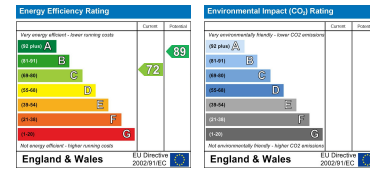
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof 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.



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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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