



LexAllan

local knowledge exceptional service

15 Ebenezer Street, Bilston, West Midlands, WV14 9LJ

This charming three bedroom mid terrace family home is now available to market. Having been well maintained by the current owner this is ideal for those looking to make that step onto the property ladder or those looking for an investment. Being conveniently located to a number of local amenities and superb public transport links offer access throughout the borough. The property comprises of lounge, dining room, kitchen, three bedrooms and a family bathroom. Outside is a private south facing garden. Call now to arrange your viewing on 01384 442464.



Approach

Wall to front with gravelled area neatly behind.

Lounge

15'80 x 12'40 (4.57m x 3.66m)

Opening to the dining room, stairs to first floor, double glazed window to front, central heating radiator.

Dining Room

12'29 x 12'16 (3.66m x 3.66m)

Glazed window to rear, central heating radiator, access to kitchen.

Kitchen

16'00 x 10'98 (4.88m x 3.05m)

Variety of wall and base units, stainless steel sink and drainer, integrated electric oven, gas hob, plumbing for washer and dishwasher, large storage cupboard, double glazed window to rear, access to rear garden, central heating radiator.

Landing

A bright and spacious landing with access to all first floor accommodation, large storage cupboard, loft access.



Bedroom 1

15'86 x 9'57 (4.57m x 2.74m)

Fitted wardrobes, two double glazed windows to front, central heating radiator.

Bedroom 2

12'44 x 9'05 (3.66m x 2.87m)

Double glazed window to rear, central heating radiator.

Bedroom 3

11'48 x 6'41 (3.35m x 1.83m)

Double glazed window to rear, central heating radiator.



Family Bathroom

Bath with shower over, wash hand basin, W.C, chrome heated towel rail, floor to ceiling tiles.

Rear Garden

A wonderful south facing garden offering to generous slabbed patio areas along with a neat and tidy lawn.

The Location

Ideally situated close to a variety of local facilities including Coseley Medical Centre, Silver Jubilee Park and an array of convenience stores, takeaways and restaurants as well as instant access to the useful A4123. Superb public transport links offer access throughout the borough and M5 links going further afield.

Council Tax Band B

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.

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 que



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements, floor levels, walling, window positions, etc. are given for general guidance only and should not be relied upon for the purpose of a contract. The actual condition of the property should be verified by the purchaser. The floor plan is for information only and does not constitute an offer. The floor plan is subject to change without notice.



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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