



# \*\* CALLING ALL FIRST TIME BUYERS, THIS ONE IS FOR YOU \*\*

This two bedroom mid terrace has been well maintained by the current owners & offer spacious accommodation throughout. Nestled within a quiet location of Amblecote you are surround by superb amenities and canal side walks located on your doorstep. This truly is a must view! In brief the property comprises; entrance hall, lounge, kitchen, w.c, two double bedrooms both with en-suites & orangery. To the rear is a peaceful garden with summerhouse along with off road parking to front. Call today to arrange your viewing.





## Approach

Tarmac drive to front with door to entrance hall, outside tap & socket can be found.

#### **Entrance Hall**

Doors off to all ground floor accommodation, central heated radiator, tiled flooring through.

#### Kitchen

# 9'5" x 6'11" (2.88 x 2.11)

Variety of wall and bas units, integrated goods including fridge & freezer, dishwasher along with washing machine, electric oven, four ring gas hob with extractor above, sink and drainer, tiled splashback, double glazed window to front, central heated radiator, tiled flooring, spot lights.



Patio doors open into the orangery, stairs rise to first floor, central heated radiator.

#### W.C

Wash hand basin, w.c, tiled flooring, central heated radiator.









### Landing

Doors off to all first floor accommodation, loft access.

## Bedroom 1

## 12'7" x 12'0" (3.86 x 3.66)

Door off to en-suite, two double glazed windows to rear, two central heated radiators, storage cupboard.

#### **En-Suite**

Shower, wash hand basin, w.c, central heated radiator.

## Bedroom 2

# 12'7" x 7'6" (3.84 x 2.29)

Door off to en-suite, double glazed window to front, central heated radiator.

## **En-Suite**

Shower, wash hand basin, w.c, central heated radiator.

## Orangery

# 8'9" x 8'5" (2.69 x 2.57)

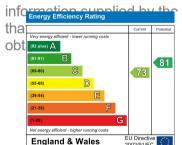
Double doors open into the garden, power throughout with electric heater.

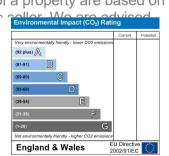
## Garden

Tidy lawn area with access into the summer house, secure side access leading to the front.

## Tenure (Freehold).

References to the tenure of a property are based on

















## 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.

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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.







#### Council Tax Band B

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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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