



**LexAllan**

local knowledge exceptional service

21 Bittern Walk, Brierley Hill, DY5 2PX



## **\*\* PICTURESQUE VIEWS TO THE REAR \*\***

This detached family home has been modernised throughout by the current owners to create a turn key ready accommodation. Bittern Walk is surrounded by local amenities along with superb schooling options for all ages. Offering spacious accommodation inside & out this truly is ideal for those looking to make that step onto the property ladder. In brief the property comprises; entrance hall, lounge, dining room, kitchen/breakfast room, utility & guest W.C. To the first floor are three bedrooms & house bathroom. To the rear is a peaceful garden along with the double garage! Call today to arrange your viewing on 01384 442464.



## **Approach**

Path leading down the side with tidy lawn area to front.

## **Entrance Hall**

Spacious hall with doors off to the lounge, stairs rising to first floor, double glazed window to front.

## **Lounge**

12'10" x 11'3" (3.93 x 3.45 )

Electric fireplace with surround, opening to the dining room, central heated radiator, double glazed window to front.

## **Dining Room**

17'3" x 7'4" (5.26 x 2.25 )

Double glazed window to side, two storage cupboards, central heated radiator.



## **Kitchen/Breakfast Room**

17'8" x 10'11" (5.39 x 3.33)

Variety of wall and base units, double electric oven, induction hob with extractor fan, integrated under counter fridge & freezer, dishwasher, sink and drainer, breakfast bar, door off to garden & utility room, central heated radiator, spot lights, double glazed window to rear.





### Utility

Worksurface with space for washer & dryer underneath, double glazed window to front, spot lights, central heated radiator, integrated freezer.

### W.C

Wash hand basin, w,c, chrome heated towel rail.

### Landing

Doors off to all first floor accommodation, loft access, double glazed window to side.

### Bedroom 1

10'5" x 10'0" (3.19 x 3.05)

Double glazed window to rear, central heated radiator.



### Bedroom 2

11'6" x 10'0" (3.51 x 3.06)

Double glazed window to front, central heated radiator.



### Bedroom 3

7'6" x 6'11" (2.29 x 2.13)

Double glazed window to front, central heated radiator.

### Bathroom

Bath with shower over, wash hand basin, w.c, chrome heated towel rail, spot lights, double glazed window to rear.



### Garden

A true asset is this peaceful garden that is truly ideal for those sociable summer evenings spent with friends & family, two patio area with pergola along with tidy lawn area, door off to double garage.

### Double Garage

16'7" x 16'2" (5.07 x 4.94)

Electric door to front, power & lighting throughout along with door access to garden.



Tenure (Freehold).

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 £30 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 £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

relating to the above please contact the relevant parties.

**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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