



**LexAllan**

local knowledge exceptional service

17 Surrey Drive, Kingswinford, DY6 8HR

## ' FANTASTIC FIRST TIME BUY OR INVESTMENT '

This three bedroom mid terrace offers high quality and move in ready accommodation with the wow factor of far reaching views to the front. The property itself comprises of drive, porch, spacious lounge, kitchen/diner and downstairs WC. To the first floor three bedrooms and house bathroom. Finally an attractive tiered garden to the rear.

For further information or to arrange your viewing contact the office.



### Approach

Tarmac driveway offering parking for a number of cars.

### Porch

Door to front and central heating radiator.

### WC

Double glazed window to front, WC, wash hand basin with mixer tap, tiled splash backs and central heating radiator.

### Lounge

12' 1" min 15' 5" max x 15' 1" (3.7 min 4.7 max x 4.6)

Double glazed window to front, central heating radiator and stairs off.

### Kitchen

15' 1" x 10' 9" (4.6 x 3.3)

Double glazed window and double doors to rear, cupboard off, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated dishwasher, oven, fridge, freezer, washing machine, tiled floor and splash backs.

### Landing

Cupboard off and access to loft space.

### Bedroom One

12' 1" max 9' 2" min x 15' 1" (3.7 max 2.8 min x 4.6)

Double glazed window to front with far reaching views, central heating radiator and airing cupboard off.

### Bedroom Two

7' 2" x 8' 10" (2.2 x 2.7)

Double glazed window to rear and central heating radiator.

### Bedroom Three

6' 2" x 7' 10" (1.9 x 2.4)

Double glazed window to rear and central heating radiator.

### Bathroom

Heated towel rail, wash hand basin with mixer tap, WC, bath with mixer tap and shower over, tiled splash backs and extractor fan.



Rear Garden

Slab patio stepping up to lawn area, flower beds, slate chip seating area, rear gate and all with fencing to enclose.

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 £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.

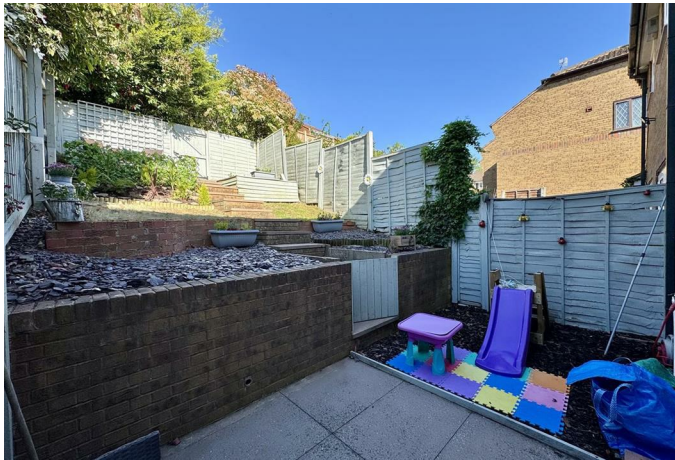
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

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.

Council Tax Band C





While 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.



**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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