



**LexAllan**

local knowledge exceptional service

245 Mill Street, Brierley Hill, West Midlands, DY5 2TJ

' CHARACTER PROPERTY WITH NO UPWARD CHAIN'  
This three bedroom detached boast stunning original features at this convenient location near to Merry Hill shopping Centre and other amenities. The property itself comprises of a spacious gated driveway, leading into porch, entrance hall, two reception rooms, and kitchen. To the first floor are three double bedrooms and house bathroom. To the lower levels a large garage and cellar. Finally the garden wraps around the rear and side. Contact the office for further information or to arrange your viewing.



#### Approach

Gated entrance leads to gravel driveway offering parking for a number of cars, beds with shrubs, further side gate leading to side access to garage, and railings and fencing to enclose

#### Porch

Double glazed door to front, double glazed door to side and tiled floor

#### Entrance Hall

Stairs rising to first floor accommodation, central heating radiator, stain glass window and door to front and access into cellar

#### Reception One

10'9" x 11'9" (3.3 x 3.6)

Double glazed bay window to front and central heating radiator

#### Reception Two

14'1" x 12'1" (4.3 x 3.7)

Double glazed window to front and rear

#### Kitchen

8'10" x 10'5" (2.7 x 3.2)

Double glazed window to rear, range of wall and base units with work surface over incorporating sink with mixer tap, electric hob, extractor hood, integrated oven, tiled floor and splash backs, space and plumbing for washing machine and boiler

#### Landing

Feature stain glass window to rear and central heating radiator

#### Bedroom One

12'1" x 10'9" (3.7 x 3.3)

Double glazed bay window to front and central heating radiator

#### Bedroom Two

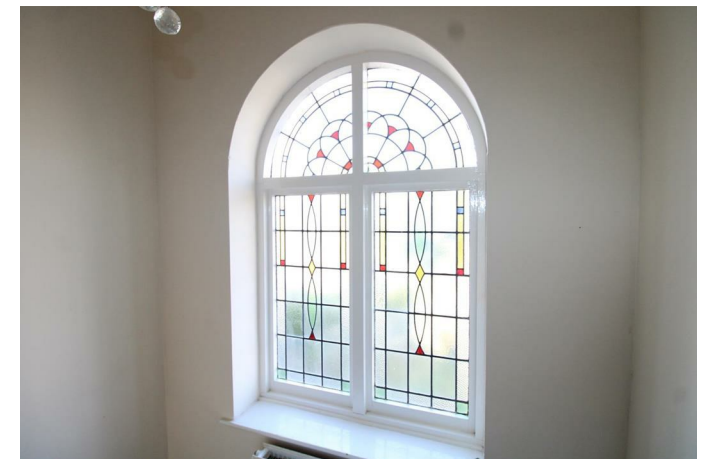
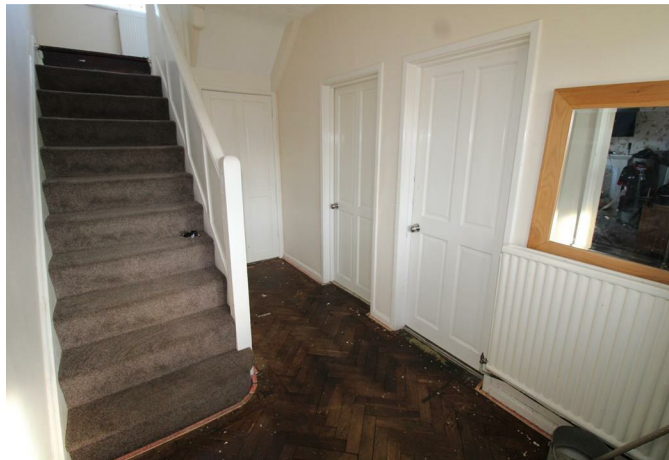
12'1" x 13'9" (3.7 x 4.2)

Double glazed window to front and rear and central heating radiator

#### Bedroom Three

8'10" x 10'9" (2.7 x 3.3)

Double glazed window to rear and central heating radiator



### Bathroom

Wash hand basin with mixer tap, w,c, double glazed window to front, bath with shower over, extractor fan and tiled floor

### Cellar

6'2" max 2'11" min x 16'0" (1.9 max 0.9 min x 4.9)

Tiled floor

### Garage

14'1" x 12'1" (4.3 x 3.7)

Up and over garage door to rear

### Rear Garden

Concrete area, lawn, side access and fencing to enclose

### 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 D

### Money Laundering Regulations.

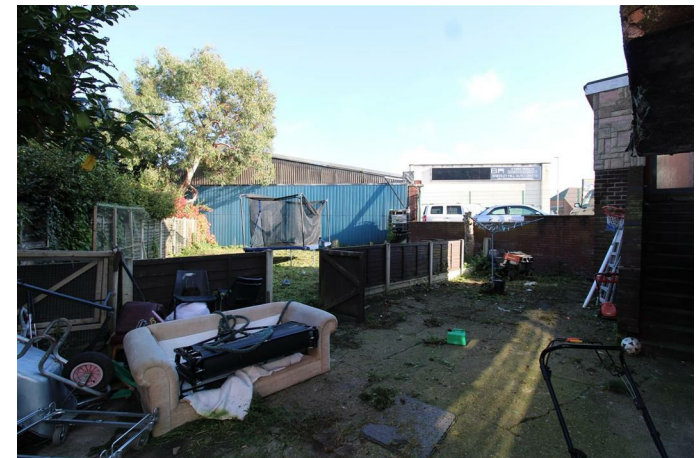
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof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

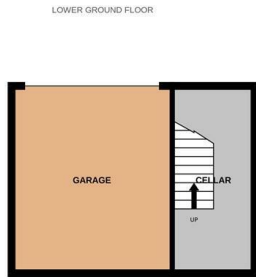
### Referral Fees.

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.

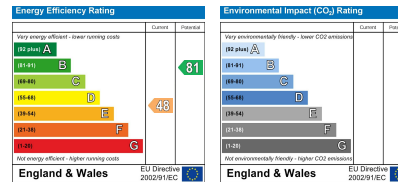
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their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





Whilst 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 mis-statement. 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.  
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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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