





## ' CORNER PLOT WITH HUGE POTENTIAL '

Sitting within a popular location in Lawnswood is this three bedroom detached oozing with potential thanks to generous sized accommodation and an impressive corner plot (ideal for extending or development subject to usual permissions). With shops and other local amenities just a short walk away the property must be viewed to be fully appreciated.

The property itself comprises of driveway and surrounding gardens, spacious hallway, dining room, lounge, kitchen, utility and garage. To the first floor are three bedrooms and house bathroom.

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

### Approach

Gravel driveway offering parking for a number of cars, extensive open plan lawn area to front and side extending to the pavement, and flower beds.

### Hallway

Door and window to front, central heating radiator, stairs off and cupboard.

### Dining Room

10'2" x 11'9" (3.1 x 3.6)

Window to front and central heating radiator.

### Lounge

14'9" x 11'9" (4.5 x 3.6)

Window to rear and side, central heating radiator and feature fire place.

### Kitchen

9'10" x 9'6" (3.0 x 2.9)

Window to rear, range of wall and base units with work surface over incorporating sink with mixer tap, space and plumbing for dishwasher, electric hob with extractor hood over, integrated oven, tiled splash backs and cupboard off.

### Inner hall and Utility

Tiled floor, door to rear and access to garage, window to side, base units with work surface over incorporating sink, WC and space and plumbing for washing machine.

### Garage

7'10" x 17'4" (2.4 x 5.3)

Window to side, housing combi boiler and main garage door to front.

### Landing

Window to side, access to loft space and doors off.

### Bedroom One

11'9" x 13'1" (3.6 x 4.0)

Window to front and central heating radiator.





**Bedroom Two**  
**10'9" x 10'5" (3.3x3.2)**

Windows to rear and side with far reaching views, central heating radiator and fitted wardrobe.

**Bedroom Three**  
**9' 10" x 8'6" (3.0x2.6)**

Window to front, central heating radiator and fitted wardrobe.

**Bathroom**

Shower, bath, window to rear, wash hand basin with mixer tap, WC, central heating radiator, tiled splash backs and cupboard off.

**Rear Garden**

Patio, lawn, flower beds, fencing and hedging 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 £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 regarding the above, please feel free to contact us.

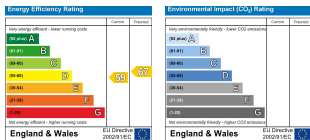
**Tenure (Freehold).**

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 E**







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 for 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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**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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