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465 Himley Road, Gornal Wood, Dudley, West Midlands, DY3 2SL

With NO UPWARD CHAIN this three bedroom semi detached makes for a great buy brimming with potential. At this popular part of Himley Road the property comprises of driveway and front garden, porch, entrance hall, lounge, dining room, kitchen, lean to, downstairs w.c, and garage. To the first floor are three bedrooms and house bathroom. Finally an attractive garden to the rear makes the property a must view.

Approach

Gravel driveway offers parking for a number of cars, lawn, flower beds with various plants and shrubs

Porch

Tiled floor, double glazed window and door to front

Entrance Hall

Door and window to front, central heating radiator, stairs rising to first floor accommodation with storage cupboard below

Dining Room

11'9" x 10'5" min x 10'9" (3.6 x 3.2 min x 3.3)

Double glazed bay window to front, electric fire and central heating radiator

Lounge

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

Double glazed window and door to rear, gas fire and central heating radiator

Kitchen

7'2" x 9'6" (2.2 x 2.9)

Double glazed window to side, door to rear, range of wall and base units with work surface over incorporating sink with mixer tap, tiled floor and splash backs and central heating radiator

Lean To

5'10" x 9'10" (1.8 x 3.0)

Slab floor, windows and glass door

Outhouse/w.c

W,c and window to rear

Utility Space

With space and plumbing for washing machine

Garage

7'6" x 17'4" (2.3 x 5.3)

Metal up and over door to front

Landing

Double glazed window to side and access to loft space



Bedroom One

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

Double glazed bay window to front and central heating radiator

Bedroom Two

12'1" x 9'6" (3.7 x 2.9)

Double glazed window to rear, central heating radiator and built in wardrobes

Bedroom Three

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

Double glazed window to front and central heating radiator

Bathroom

W,c, shower, wash hand basin, double glazed window to rear, cupboard off with boiler, tiled splash backs and central heating radiator

Garden

Slab patio, lawn, flower beds with plants and shrubs and all with fencing and hedging to enclose

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.

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.

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



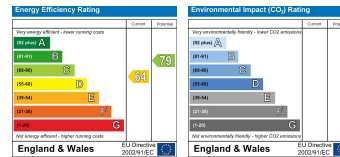
GROUND FLOOR



1ST FLOOR



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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