



LexAllan

local knowledge exceptional service

10 Hill Street, Quarry Bank, Brierley Hill, West Midlands, DY5
2AY

**** PERFECT STARTER HOME FOR FIRST TIME BUYERS ****

This charming two bedroom detached family home is perfect for those looking to make that step onto the property ladder. Having been well maintained by the current owners, this truly is a must view. The property itself comprises of lounge, kitchen, two bedrooms and family bathroom. To the rear is a private garden! Call us today to arrange your viewing.

Lounge

11'10" x 9'9" (3.61 x 2.98)

Electric fireplace, double glazed window to front, central heated radiator.

Kitchen

11'10" x 11'10" (3.63 x 3.62)

Variety of base units, plumbing for washing machine, stainless steel sink and drainer, under stair pantry, double glazed window to rear, access leading to the garden, tiled flooring, central heated radiator.

Landing

Spacious landing with doors radiating off to all first floor accommodation, stairs rising to loft space.

Bedroom 1

9'11" x 9'4" min (3.03 x 2.86 min)

Double glazed window to front, central heated radiator.

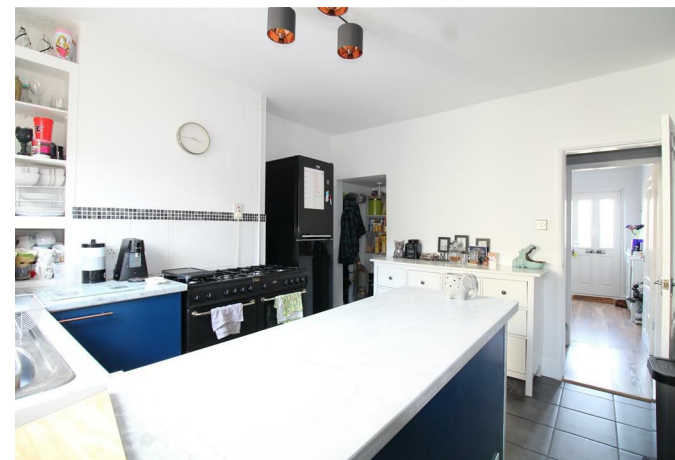
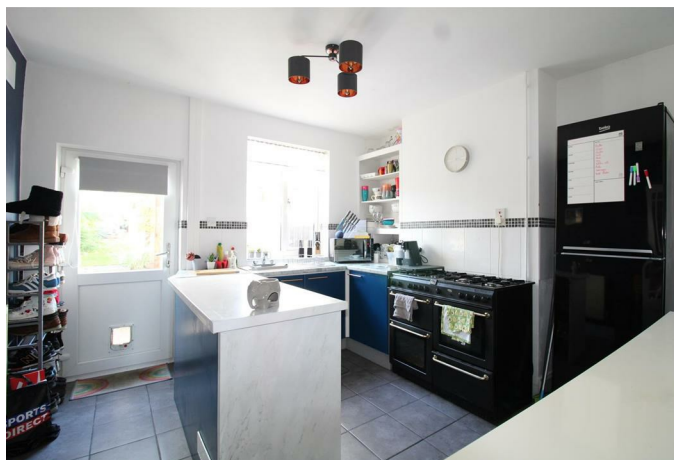
Bedroom 2

8'5" x 6'8" (2.59 x 2.04)

Double glazed window to rear, central heated radiator.

Bathroom

Bath with shower over, wash hand basin, double glazed window to rear, tiled flooring, central heated radiator.



Rear Garden

A private and peaceful garden that offers a patio area perfect for summer evenings spent with friend and family, a neat and tidy lawn area with mature shrubs.

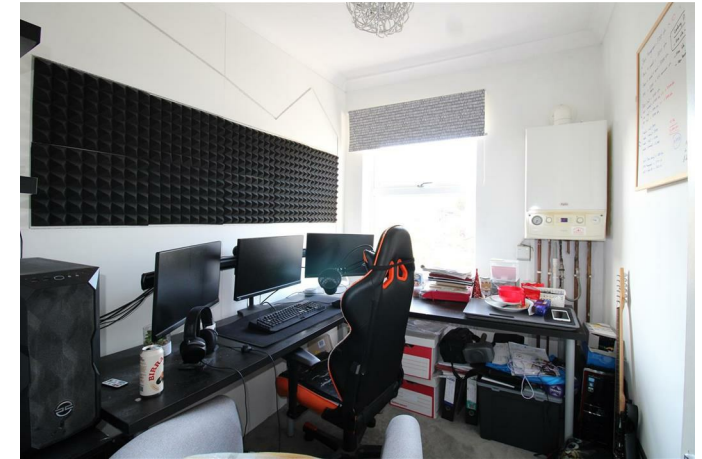
The Location

Situated on the popular Hill Street in Quarry Bank, This property is within reach of good local amenities in and around Quarry Bank, such as local schools, public transport services, and excellent shops in the High Street. Railway services run nearby from Cradley Heath or Lye and the property forms an ideal base for those commuting to nearby commercial centres in the Black Country or further afield.

Council Tax Band B

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.



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.

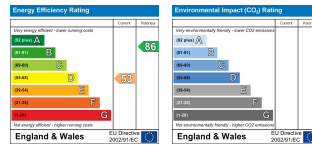
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would 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

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.



Whilst every attempt has been made to ensure the accuracy of the images contained from measurements of elevations, fixtures, fittings and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The services, systems and equipment shown may not be present and no guarantee is made with respect to EPC.



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