



LexAllan

local knowledge exceptional service

8 Field Sidings Way, Kingswinford, DY6 7AZ

**** CALLING ALL FIRST TIME BUYERS TO FIELD SIDINGS WAY ****

This charming three bedroom mid terrace offer superb accommodation on offer nestled within a very well known address. Being surrounded by superb amenities along with five star transport links, this truly tick the boxes. In brief the property comprises; entrance hall, lounge, kitchen, guest w.c, three well sized bedrooms & house bathroom. To the rear is a peaceful garden along with two allocated parking spaces. Viewings are highly recommended to appreciate the accommodation on offer.



Entrance Hall

Spacious hall with doors off to all ground floor accommodation, central heated radiator, stairs rise to first floor, storage cupboard.

Kitchen

11'0" x 8'3" (3.37 x 2.54)

Variety of wall and base units, integrated goods including dishwasher, fridge/freezer, Zanussi electric oven, four ring gas hob, sink and drainer, plumbing for washing machine, double glazed window to front, central heated radiator, spot lights.

Lounge

15'4" x 12'8" (4.68 x 3.88)

Centred media wall with electric fire, door off to garden, central heated radiator, double glazed window to rear.

W.C

Wash hand basin, w.c, central heated radiator.

Landing

Doors off to all first floor accommodation, central heated radiator, loft access.



Bedroom 1
15'5" x 13'5" (4.70 x 4.11)

Superb sized bedroom with two double glazed windows to front, central heated radiator, storage cupboard.

Bedroom 2
11'4" x 10'1" (3.46 x 3.08)

Double glazed window to rear, central heated radiator.

Bedroom 3
11'4" x 6'3" (3.47 x 1.92)

Double glazed window to rear, central heated radiator.

Bathroom

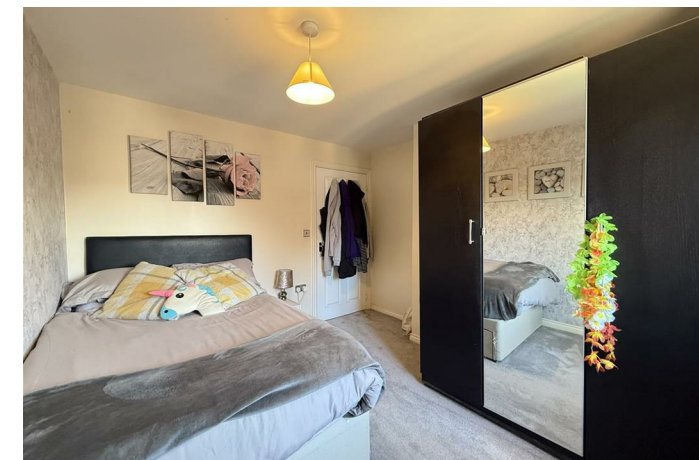
Bath with shower over, wash hand basin, w.c, chrome heated towel rail, spot lights.

Garden

Peaceful garden with patio area, neat & tidy lawn.

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.



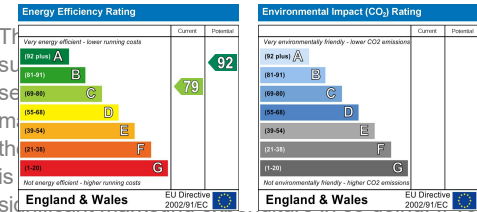
Money Laundering Regulations.

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.



regarding the above, please feel free to contact us.

Council Tax Band B

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 description contained herein, measurements of plots, volumes, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance only and should be used as a guide to the prospective purchaser. The seller, agent or agent's representative does not warrant or guarantee as to their accuracy or reliability and the buyer should verify the same.



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