



LexAllan

local knowledge exceptional service

19 Warner Drive, Withymoor Village, Brierley Hill, West Midlands,
DY5 2BW

'Wow factor on Warner Drive'

Sitting beautifully positioned at the end of this highly sought after cul de sac is this three bedroom semi detached family home being immaculate through out. In short the property comprises of a large driveway and fore garden, entrance hall, lounge, kitchen and cloakroom. To the first floor are three good sized bedrooms and bathroom. In addition, lovely views to the rear, a garage and attractive garden makes the property a must view.



Approach

Block paved drive offering parking for a number of cars and lawn

Entrance Hall

Double glazed door to front and central heating radiator

Lounge

24'3" x 10'11" (7.4 x 3.35)

Double glazed window to front, double glazed door to rear and gas fire

Kitchen

10'2" x 8'8" (3.1 x 2.65)

Double glazed window and door to rear, range of wall and base units with work surface over incorporating sink with mixer tap, extractor hood, two integrated freezers, fridge, dishwasher, microwave, and tiled splash backs

Cloakroom

Low level w.c, wash hand basin with mixer tap, double glazed window to front, central heating radiator and tiled splash backs

Landing

Double glazed window to side, access to loft space and cupboard off housing boiler

Bedroom One

13'9" x 8'7" (4.21 x 2.63)

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

Bedroom Two

10'7" x 11'8" (3.24 x 3.57)

Double glazed window to front and central heating radiator

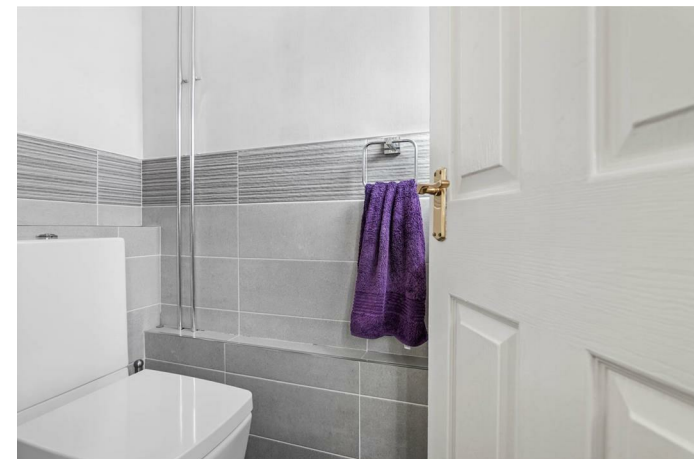
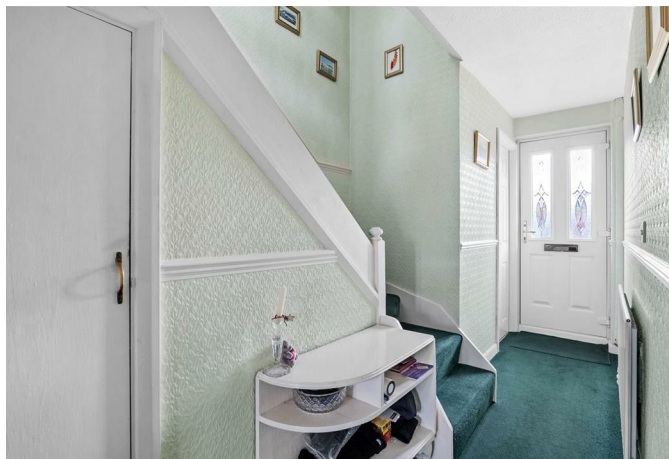
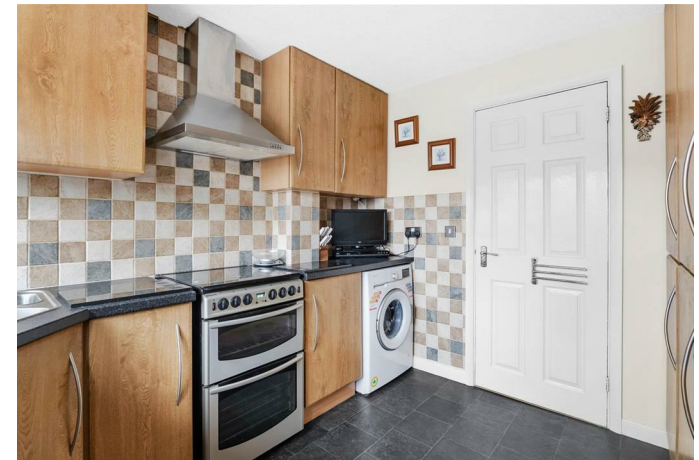
Bedroom Three

11'1" x 8'4" (3.39 x 2.56)

Double glazed window to front, central heating radiator and cupboard off

Bathroom

Double glazed window to rear, bath with shower over, wash hand basin, low level w.c, tiled splash backs, extractor fan and central heating radiator



Garden

Slab patio, lawn, flower beds and fencing to enclose

Garage

16'3" x 8'0" (4.96 x 2.46)

With up and over door to front

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 B

Money Laundering Regulations.

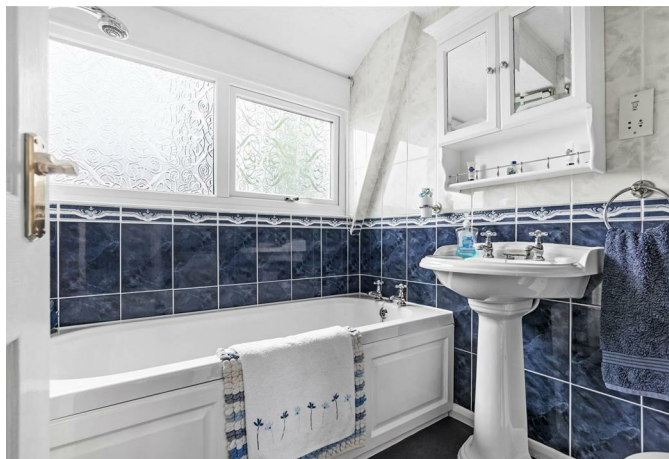
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof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

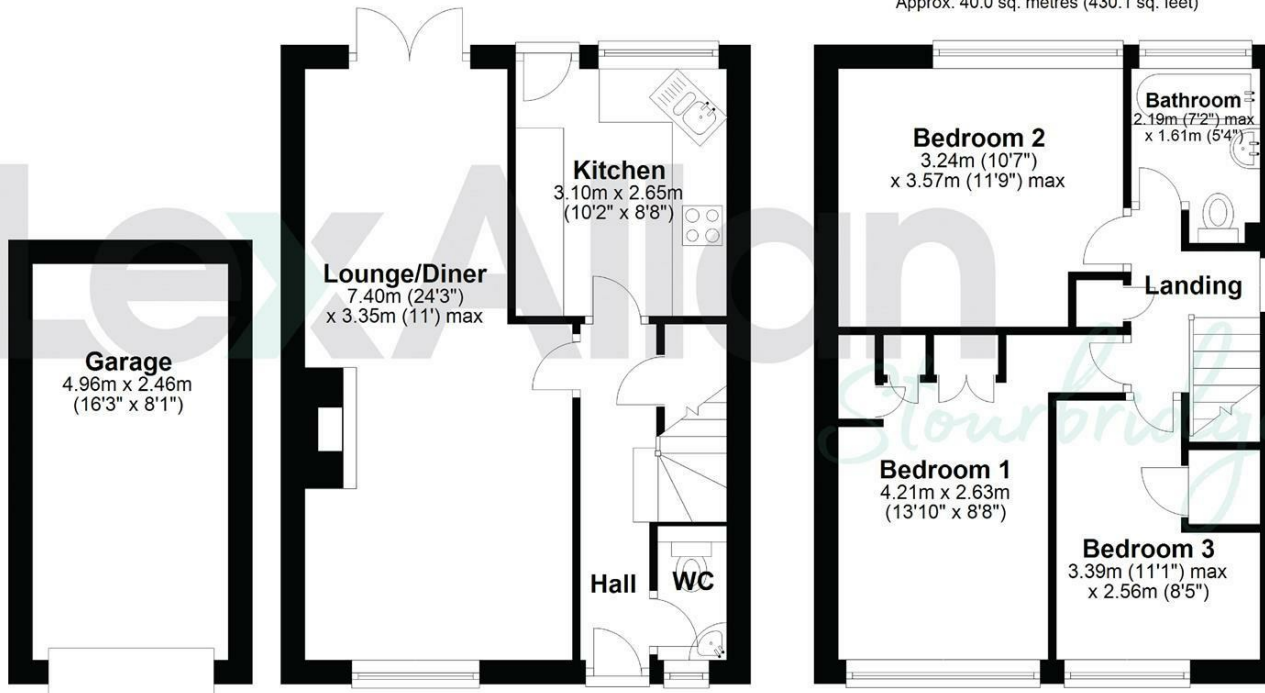




Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower heating costs	Costs	Very environmentally friendly - lower CO ₂ emissions	Costs
A	£	A	£
B	£	B	£
C	£	C	£
D	£	D	£
E	£	E	£
F	£	F	£
G	£	G	£
England & Wales		England & Wales	

Ground Floor
Approx. 51.3 sq. metres (552.7 sq. feet)

First Floor
Approx. 40.0 sq. metres (430.1 sq. feet)



Total area: approx. 91.3 sq. metres (982.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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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