



LexAllan

local knowledge exceptional service

131 Field Sidings Way, Kingswinford, West Midlands, DY6 7AR

**** SUPERB APARTMENT WITH SUPERB ACCOMMODATION ****

This two bedroom third floor apartment has been well maintained by the current owners and is surrounded by local amenities. Field Sidings Way is perfect for those looking to make that step onto the property ladder or those looking for their next investment. The property comprises of a welcoming entrance hall, lounge, kitchen/diner, two double bedrooms and family bathroom. This also benefits from allocated parking. Call us today to arrange your viewing.



Approach

Allocated parking leading to the communal entrance.

Communal Entrance

Spacious and well maintained hall with stairs leading to the apartment.

Entrance Hall

Spacious with doors radiating off to all accommodation, intercom, central heated radiator.

Lounge

11'9" x 11'5" (3.59 x 3.50)

Opening to the kitchen/diner, double glazed window to front.

Kitchen/Diner

15'1" x 10'2" (4.60 x 3.10)

With the kitchen offering a variety of wall and base units, integrated fridge/freezer, washing machine and dishwasher, electric oven with four ring gas hob, stainless steel sink and drainer, double glazed window to front, spot lights. The dining area offers a double glazed window to side, central heated radiator.

Bedroom 1

11'9" x 9'6" (3.60 x 2.91)

Juliet balcony to the rear with far reaching views, built in wardrobe space, central heated radiator.



Bedroom 2

13'8" x 8'5" (4.18 x 2.57)

Double glazed window to rear, central heated radiator.

Bathroom

Bath with shower over, wash hand basin, W.C, spot lights, heated towel rail.

Allocated Parking

One allocated parking space with multiple visitor spots.

The Location

Situated in Kingswinford you are never too far away from local amenities. There is great public transport links offering access to Stourbridge, the Black Country and Birmingham. Merry hill shopping centre is a short drive away while you have Kingswinford High street a short distance offering a variety of shops, pubs and eateries.

Council Tax Band B

Tenure (Leasehold).

References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 120 years remaining on the lease a ground rent of £125 per annum and a service charge of £1339.34 per annum. 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 £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.

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
80	81		
Not energy efficient - higher running costs EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions EU Directive 2002/91/EC	
England & Wales		England & Wales	

THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, distances and specifications have not been undertaken and no responsibility is taken for any errors or omissions. The services, systems and appliances shown have not been tested and no guarantee is made in this regard. Made with Bluebeam®



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