



**LexAllan**

local knowledge exceptional service

12 Chichester Avenue, Kidderminster, West Midlands, DY11  
5JA



## \*\* PRIME PROPERTY IN A PRIME POSITION \*\*

This charming three bedroom semi detached located in the favourable 'Marlpool Estate' offers family friendly accommodation inside and out. Having undergone a full refurbishment throughout, the current owners have done a fantastic job in creating a loving family home. In brief the property comprises; entrance hall, lounge, kitchen/diner, three well sized bedroom and modern fitted bathroom. Outside is a peaceful garden, garage and ample off road parking to front. Viewings are highly recommended to appreciate the accommodation on offer.



### Approach

Tarmac driveway with block paved border, access to garage via the side.

### Entrance Hall

Spacious hall that welcomes you into the lounge.

### Lounge

Double glazed window to front, stairs rising to the first floor, central heated radiator.

### Kitchen/Diner

Modern fitted kitchen that offers a variety of wall and base units, double electric oven, induction hob with extractor above, plumbing for washing machine and dishwasher, sink and drainer, double glazed window to rear along with access leading to the garden, central heated radiator and spot lights., large storage cupboard.

### Landing

Airy landing with doors radiating off, loft access.

### Bedroom 1

Two double glazed windows to front that offer far reaching views, large storage cupboard, central heated radiator.



### Bedroom 2

Double glazed window to rear, central heated radiator.

### Bedroom 3

Double glazed window to rear, central heated radiator.

### Bathroom

P shaped bath with shower over, wash hand basin, W.C, chrome heated towel rail, double glazed window to side.

### Rear Garden

Private garden that offers a generous patio area with a neat and tidy lawn, raised beds of mature shrubs form the border, access to the garage and side.

### Garage

Up and over door to front, power and lighting throughout, side door access leading to the garden.

### The Location

This property is situated in a sort after location which is on the edge of Marlpool, a location where property rarely comes up for sale. The property sits a short walk from Puxton Marsh nature reserve. From here the resident can enjoy direct access to lovely dog walks through the nature reserve which link up with the nearby canal system. Kidderminster town centre is also just a stones through away, providing an array of amenities and shops, plus excellent road and rail links to Birmingham, Worcester and the motorway network.

### Council Tax Band C

### 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.





## Agents Note

The purchasers are hereby notified that an employee of Lex Allan Ltd owns the subject property hereby marketed.

## Money Laundering Regulations.

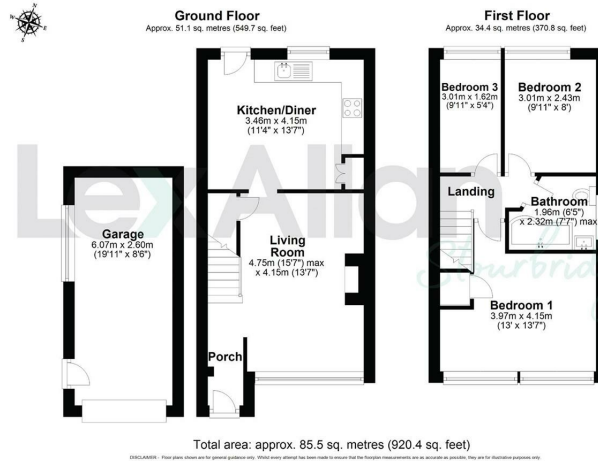
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof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

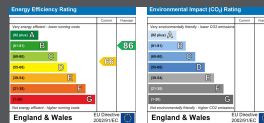
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide 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.



**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.



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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.