



**LexAllan**

local knowledge exceptional service

8 Comberton Avenue, Kidderminster, DY10 3EQ

## 'Stunning detached family home'

This three bedroom detached has been beautifully modernized, improved and extended by the current owners to give the property a real wow factor thanks to the high quality open plan entertaining space and spacious accommodation on offer. With further plans to make into a four bedroom, this is a property not to be missed. The property itself comprises of driveway, entrance hall, front reception room, open plan kitchen/diner/snug, utility and cloakroom. To the first floor are three large bedrooms and house bathroom. Finally an attractive and private garden. Contact the office for further information.

### Approach

Block paved drive offering parking for a number of cars

### Entrance Hall

Double glazed door to front, understairs cupboard and stairs rising to first floor accommodation

### Play Room/Study

10' 4" x 21' 10" (3.15 x 6.67)

Double glazed window and bay window to front, central heating radiator and electric feature fire

### Kitchen/Diner/Lounge

Double glazed window to rear and side, double glazed doors, roof lanterns, range of wall and base units with work surface over incorporating sink with mixer tap, rangemaster oven and hob, extractor hood, integrated wine cooler, dishwasher, microwave, log burner, central heating radiator and cupboard off

### Cloakroom

Low level w.c, wash hand basin with mixer tap, double glazed window to front

### Utility

8' 0" x 9' 3" (2.44 x 2.83)

Double glazed window to rear, double glazed door to side, space and plumbing for washing machine and tiled splash backs

### Landing

Double glazed window to front, access to loft space and doors off

### Bedroom One

12' 11" x 15' 10" (3.96 x 4.84)

Double glazed window to rear and central heating radiator



### Bedroom Two

12' 4" x 12' 1" (3.78 x 3.69)

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

### Bedroom Three

16' 5" x 10' 4" (5.01 x 3.16)

Double glazed window to front and central heating radiator

### Bathroom

9' 0" x 6' 8" (2.76 x 2.04)

Bath with mixer tap, low level w.c, double glazed window to front and side, shower, wash hand basin with mixer tap, tiled splash backs and extractor fan

### Rear Garden

Slab patio areas and pathways, lawn, feature pond, flower beds with plants and shrubs, gated side access, fencing and hedging to enclose

### Money Laundering Regulations.

In order to comply with Money Laundering Regulations, from June 2017, 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. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

### 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 £175 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.

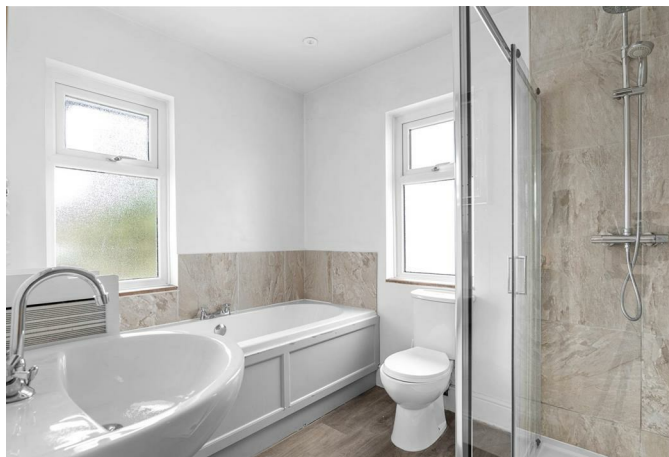
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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 Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee of £120. 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.

### 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 D

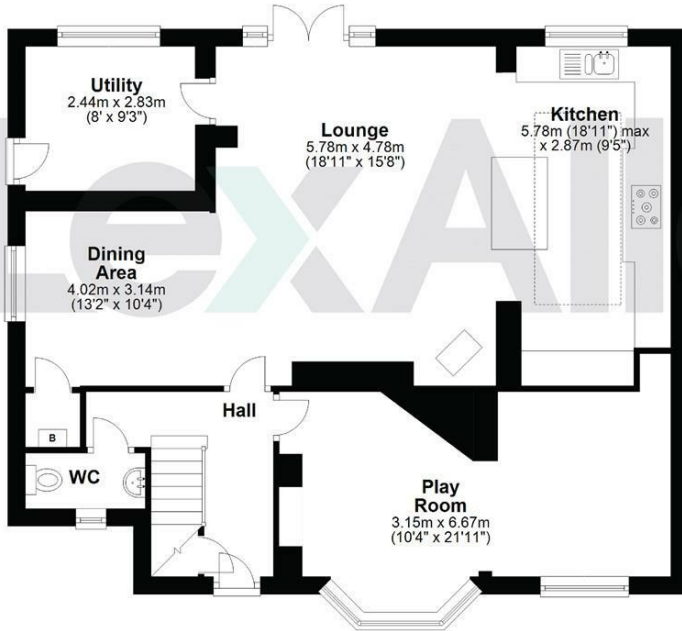




Energy Efficiency Rating		Environment Impact (CO2 Rating)	
Band	Score	Band	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	39-54	E	41-50
F	21-38	F	51-60
G	1-20	G	61-70

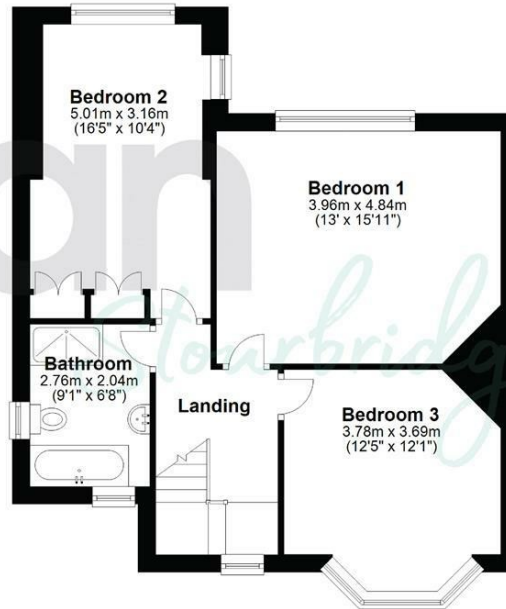
### Ground Floor

Approx. 97.1 sq. metres (1045.4 sq. feet)



### First Floor

Approx. 61.3 sq. metres (659.9 sq. feet)



Total area: approx. 158.4 sq. metres (1705.3 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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