

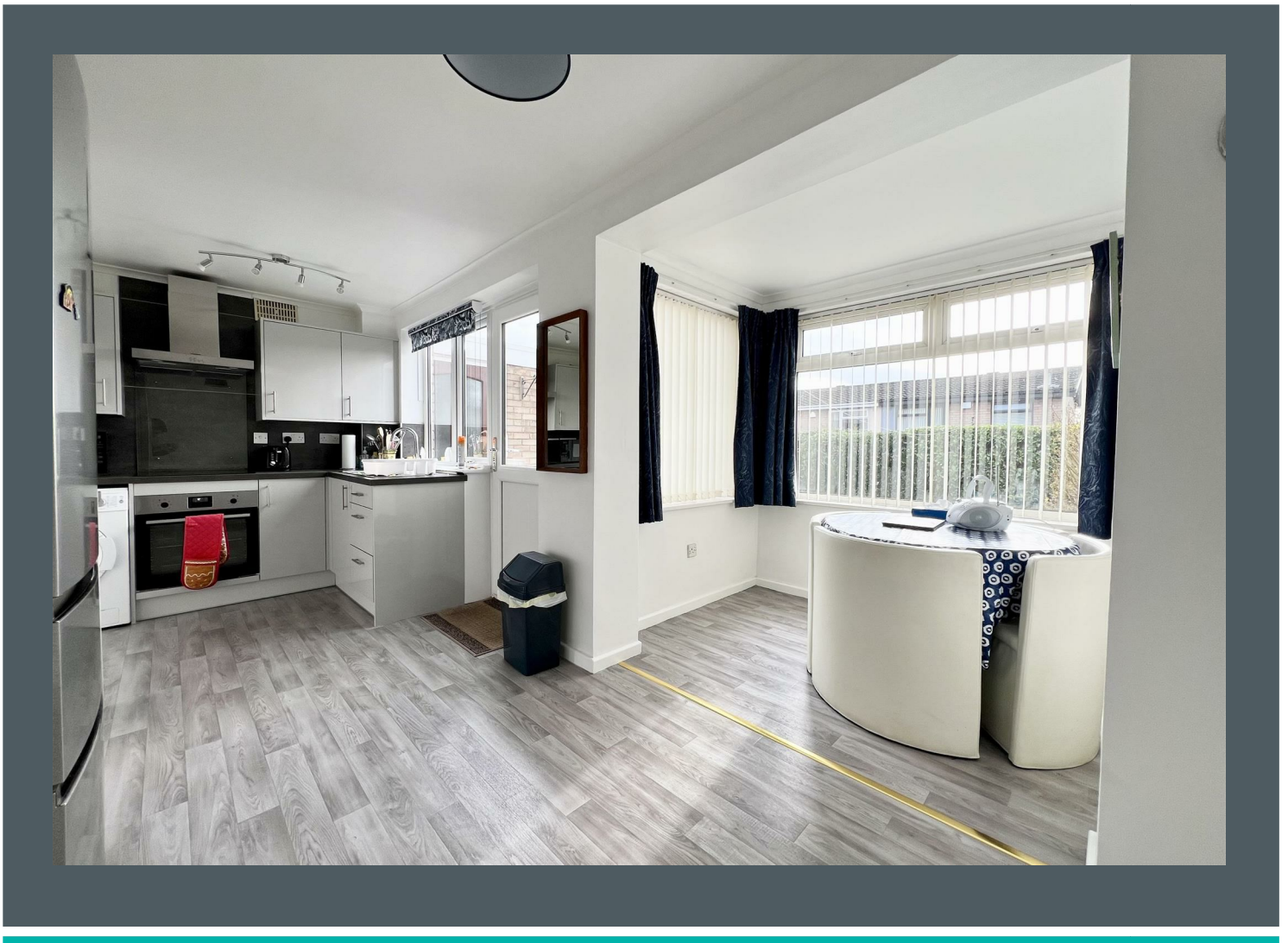


8 Abingdon Road
Dudley,

West Midlands DY2 9RN

Offers In The Region Of £220,000

...doing things differently



A thoughtfully extended and well appointed three bedroomed semi detached property. Finding itself beautifully located within this extremely popular residential location. Within close proximity to good local schools, good transport links, local shops and amenities.

The layout in brief comprises entrance hallway with cloak cupboard and access to ground floor w.c., pleasant front facing living room, modernised kitchen/diner with extended dining area. Heading upstairs is a Landing with loft access, two good sized double bedrooms, further well proportioned bedroom, modern and well appointed Shower Room. Externally the property has off road parking down to garage, side access gate through to rear. To the rear is a low maintenance garden with slabbed seating area, and stunning views off into the distance. AF 5/3/24 V2 EPC=C







Approach

Via tarmac driveway to garage.

Entrance hall

With double glazed front door, ceiling light, central heating radiator, stairs to first floor accommodation, cloakroom and access to ground floor w.c.

Downstairs w.c.

Ceiling light point, vinyl flooring, low level w.c. and wash hand basin.

Kitchen area 17'4" x 7'6" (5.3 x 2.3)

Double glazed window, two ceiling light points, central heating radiator, range of wall and base units, stone effect work surfaces over, stainless steel sink and drainer, electric hob and extractor, electric oven, ample storage space for washer and fridge freezer, laminate flooring, double glazed patio door to rear.

Extended dining area 5'2" x 7'6" (1.6 x 2.3)

Open plan to kitchen with double glazed windows and laminate flooring.

Living room 12'9" max 10'5" min x 10'9" max 8'2" min (3.9 max 3.2 min x 3.3 max 2.5 min)

Double glazed window, ceiling light point, electric fireplace, central heating radiator and sliding door through to kitchen diner.

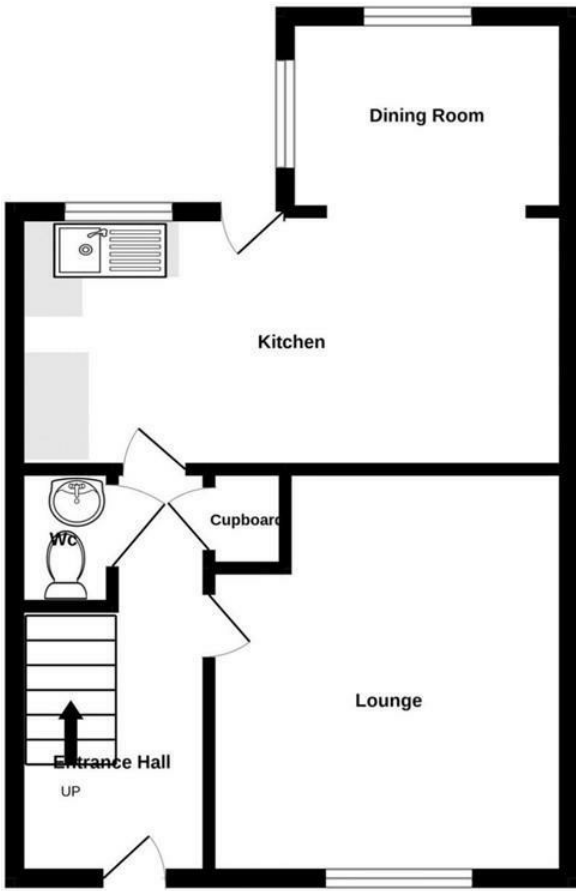
First floor landing

Double glazed window to side, ceiling light point, loft access.

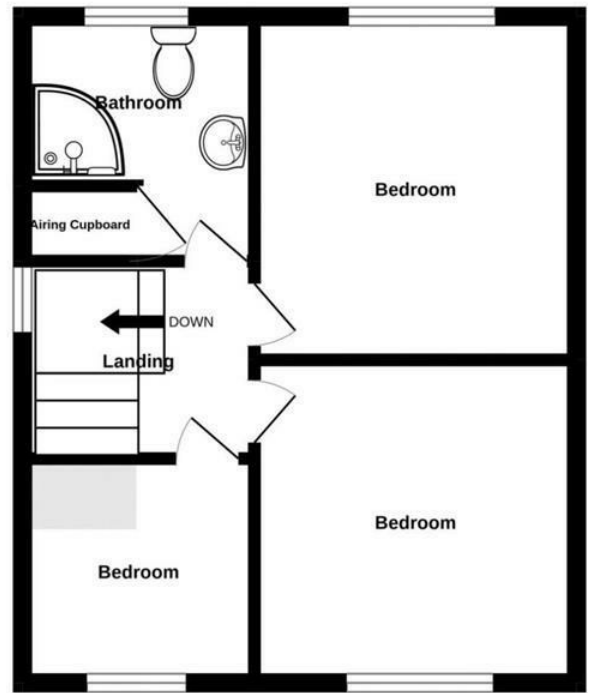




Ground Floor



1st Floor



Bedroom one 10'2" x 10'2" (3.1 x 3.1)

Double glazed window, ceiling light point, central heating radiator.

Bedroom two 10'5" x 10'2" (3.2 x 3.1)

Double glazed window to rear with impressive views, ceiling light point, central heating radiator.

Bedroom three 6'10" x 7'2" (2.1 x 2.2)

Double glazed window, ceiling light point, central heating radiator.

Bathroom

Double glazed window, ceiling light point, tiled walls, airing cupboard housing central heating boiler, shower cubicle, wash hand basin and cabinet, low level w.c., heated towel rail and vinyl flooring.

Garage 28'2" x 7'6" (8.6 x 2.3)

Up and over door, ceiling light, double glazed window and access to rear garden.

Rear garden

Slabbed seating patio area, mature shrubbery borders and lawn.

Tenure

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 Banding

Tax Band is B

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 Grove 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 equivalent to 20% of the fee that you pay to Green Street Surveys. 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.

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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.

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