



**LexAllan**

local knowledge exceptional service

3 Briston Close, Withymoor Village, Brierley Hill, West Midlands,  
DY5 3JX

## ' Beautiful family home on Briston Close '

This stunning three bedroom detached has been lovingly cared for and modernized by the current owner to give wow factor spacious accommodation sitting beautifully tucked away in the corner of this highly sought after cul de sac. The property itself comprises of a large driveway to front giving access to the garage, entrance hall, lounge, kitchen/diner and cloakroom. To the first floor are three generous double bedrooms, the master with en suit as well as further house bathroom. Finally to the rear an attractive garden makes the property a must view. Contact the office for further information.

### Approach

Gravel driveway offering parking for a number of cars and gives access to garage and entrance hall

### Entrance Hall

Stairs rising to first floor accommodation, double glazed window and door to front and central heating radiator

### Lounge

9' 10" x 14' 1" (3.0 x 4.3)

Double glazed windows to front, electric fire and built in cupboards

### Cloakroom

Double glazed window to side, wash hand basin with mixer tap, low level w.c and central heating radiator

### Kitchen/Diner

8' 10" min 14' 5" max x 21' 3" (2.7 min 4.4 max x 6.5)

Double glazed window and sliding patio door, central heating radiator, range of wall and base units with work surface over incorporating sink with mixer tap, integrated fridge, dishwasher, tiled splash backs, extractor hood and cupboard off

### Landing

Access to loft space, cupboard housing combi boiler and doors off

### Bedroom One

11' 5" x 11' 9" (3.5 x 3.6)

Double glazed windows to front and central heating radiator

### En suite

Wash hand basin with mixer tap, central heating radiator, double glazed window to front, shower, low level w.c, tiled splash backs and extractor fan



### Bedroom Two

11'5" x 11'1" (3.5 x 3.4)

Double glazed window to rear and central heating radiator

### Bedroom Three

8'10" x 9'10" (2.7 x 3.0)

Double glazed window to rear and central heating radiator

### Bathroom

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

### Garage

8'2" x 18'8" (2.5 x 5.7)

Metal up and over door to front and door to side

### Garden

Slab patio areas, decking, gravel borders and path, wood chip flower beds with plants and shrubs, fencing and hedging to enclose

### 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

### Money Laundering Regulations.

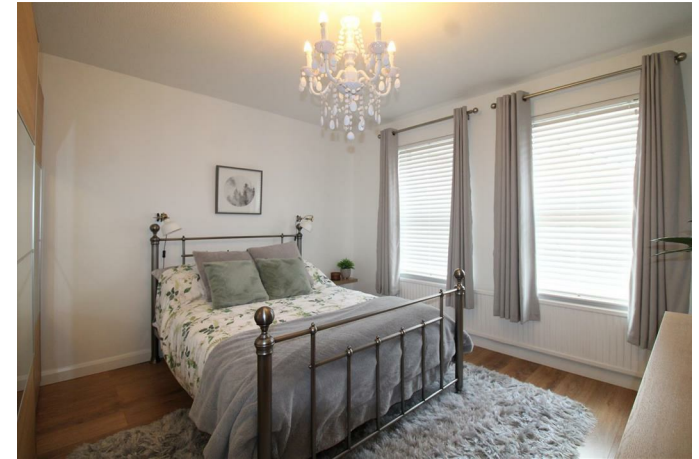
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof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

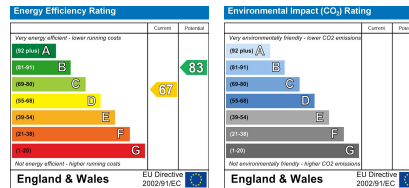
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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