



LexAllan

local knowledge exceptional service

9 Grove Park, Kingswinford, DY6 9AD

** PRIME WALL HEATH LOCATION OFFERED WITH NO UPWARD CHAIN **

This charming three bedroom semi detached offers spacious accommodation throughout. Nestled on a well known address in Wall Heath Village you are surrounded by superb amenities & schooling options for all ages. Grove Park in brief comprises; entrance hall, lounge, dining room, kitchen & guest w.c. To the first floor are three well sized bedrooms and house bathroom. A peaceful garden can be found to the rear along with off road parking to the front. Call today to arrange your viewing.

Approach

Driveway to front with gradual steps leading to the property.

Entrance Hall

Spacious hall with doors off to all ground floor accommodation, double glazed port window to front, stairs rise to first floor, central heated radiator.

Lounge

12'11" x 12'2" (3.96 x 3.72)

Electric fireplace with surround, double glazed window to rear, central heated radiator.

Dining Room

10'9" x 9'4" (3.28 x 2.85)

Double glazed window to front, central heated radiator.

Kitchen

13'3" x 10'1" (4.04 x 3.08)

Variety of wall and base units, Zanussi oven, electric hob & extractor above, plumbing for washing machine & dishwasher, dual aspect double glazed windows, large storage cupboard, central heated radiator, door off to lobby.

Lobby

Door to rear garden & w.c.



W.C

Wash hand basin, w.c, double glazed window to rear.

Landing

Spacious landing with doors off to all first floor accommodation, double glazed window to side.

Bedroom 1

13'0" x 12'2" (3.97 x 3.73)

Double glazed window to rear, central heated radiator.



Bedroom 2

11'3" x 9'4" (3.43 x 2.86)

Double glazed window to front, central heated radiator.

Bedroom 3

10'3" x 8'5" (3.13 x 2.57)

Double glazed window to rear, central heated radiator.



Bathroom

Bath with shower over, wash hand basin, w.c, double glazed window to rear, central heated radiator.

Garden

Tidy lawn area.

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.



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 £30 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 £300 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 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. Please note that this is the actual fee that you would pay as it is paid to us as an intermediary or significant marketing expenditure. 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		Correct		Potential	
Very energy efficient - lower running costs					
(A) (A)	A				
(B) (B)	B				
(C) (C)	C				
(D) (D)	D				
(E) (E)	E				
(F) (F)	F				
(G) (G)	G				
Not energy efficient - higher running costs		78		61	
EU Directive 2002/91/EC		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating					
Very environmentally friendly - lower CO ₂ emissions		Correct		Potential	
(H) (H)		B			
(I) (I)		C			
(J) (J)		D			
(K) (K)		E			
(L) (L)		F			
(M) (M)		G			
Not environmentally friendly - higher CO ₂ emissions					

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