



LexAllan

local knowledge exceptional service

3 James Close, Pensnett, Brierley Hill, DY5 4AX

'FANTASTIC FIRST TIME BUY'

This immaculate two bedroom mid terrace has been well maintained by the current owners and offers turn key accommodation. The property itself comprises of parking to front, entrance hall, lounge, kitchen and w.c. To the first floor are two well sized bedrooms along with the family bathroom. To the rear is a peaceful and private garden,



Approach

A well maintained development with two parking spaces to the front.

Entrance Hall

Spacious entrance hall offering access to all ground floor accommodation, stairs to first floor, central heating radiator.

Lounge

Double doors leading to garden, central heating radiator, storage cupboard, double glazed window to rear.

Kitchen

Modern fitted kitchen with integrated dishwasher, electric oven, hob with extractor above, stainless steel sink and drainer, plumbing for washing machine, spot lights, double glazed window to front.

Downstairs w.c

Wash hand basin, W.C, central heating radiator, spot lights.

Landing

A large airy landing offering access to all first floor accommodation, loft access to the loft space, airing cupboard housing the boiler.

Bedroom One

Two double glazed windows to rear, central heating radiator.

Bedroom Two

Two double glazed windows to front elevation, central heating radiator.

Bathroom

Bath with shower over, wash hand basin, W.C, spot lights, chrome heated towel rail.

Garden

Patio area leading down to a generous lawn space, gated access to the rear.

Parking

Two allocated parking spaces to the front.



Location

Being located at the top of Victoria street this property is the ideal base for those working in nearby commercial centres around Dudley, Brierley Hill and the Black Country, the property is just a short drive away from Kingswinford High Street and lays in greater reach of larger shopping centre which is Merry Hill.

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.

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.

Tenure (Freehold).

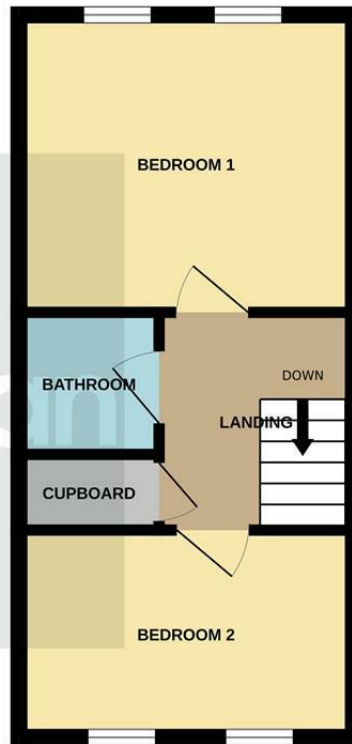
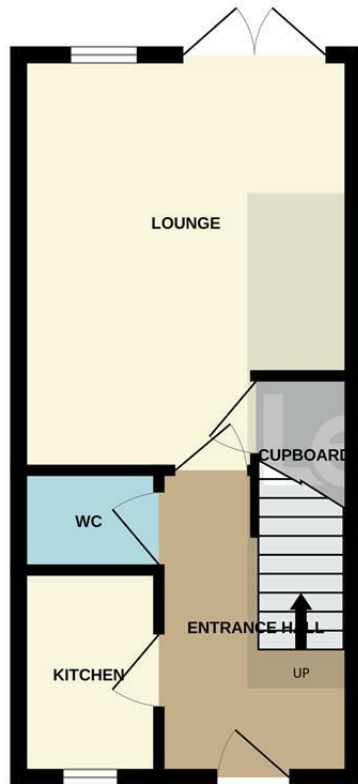
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor. We are advised that there is a service charge of approx. £350 per annum.

Council Tax Band B

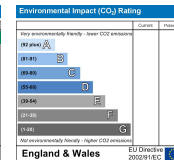
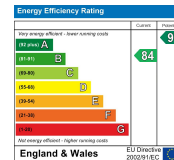


GROUND FLOOR

1ST FLOOR



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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