



LexAllan

local knowledge exceptional service

8 Shrubbery Close, Cookley, Kidderminster, DY10 3UH

** SET IN THE HEART OF COOKLEY VILLAGE **

This super three bedroom family home has been well maintained and modernized by the current owner and offers tremendous accommodation inside and out. Situated in Cookley Village you have picturesque views and amenities on your doorstep. Shrubbery Close offers; entrance hall, lounge, kitchen, dining room and w.c. To the first floor are three well sized bedrooms along with the family bathroom. A South facing garden to the rear with off road parking to front. Viewings are highly recommended to appreciate the accommodation on offer.

Approach

Graveled driveway to front providing ample off road parking.

Entrance Hall

Spacious and welcoming hall with stairs rising to first floor, doors radiating off to all ground floor accommodation, central heated radiator.

Lounge

Gas fire with surround, French doors opening into the garden, central heated radiator.

Dining Room

Exposed brick fire surround, double glazed window to rear, central heated radiator.

Kitchen

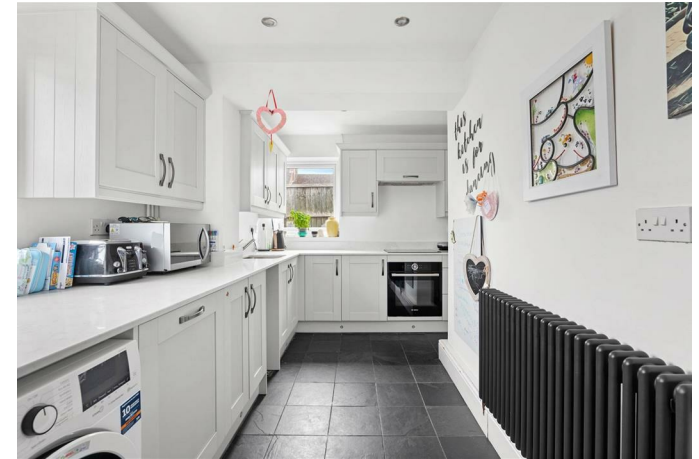
Modern fitted kitchen with a range of wall and base units, integrated 'Bosch' appliances which include electric oven and induction hob, extractor above, dishwasher, plumbing for washing machine, ample work surface with inset stainless steel sink, tiled flooring through, spot lights, two central heated radiators, double glazed windows to front and side.

Lobby

Access to garden via stable door, tiled flooring.

W.C

Wash hand basin, w.c, double glazed window to side, tiled flooring.



Landing

Bright and airy landing with doors radiating off, double glazed window to front, loft access.

Bedroom 1

Double glazed window to rear, central heated radiator.

Bedroom 2

Double glazed window to rear, central heated radiator.

Bathroom

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

Bedroom 3

Double glazed window to front, central heated radiator.

Garden

A true asset is this South facing private and peaceful garden. With a generous patio area that is ideal for those summer evenings spent with friends and family, lawn area with a border of mature shrubs, gated access via the side to front.

Council Tax Band

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.

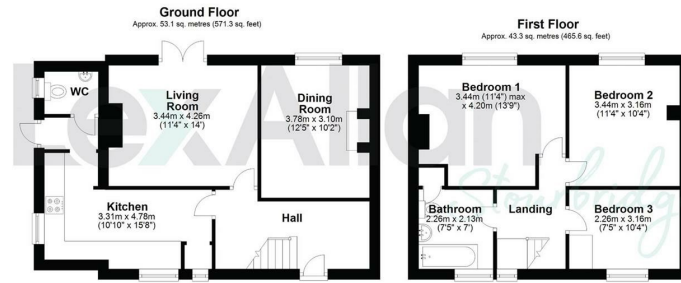
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof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



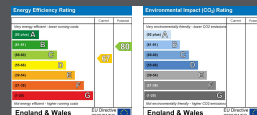
Total area: approx. 96.3 sq. metres (1036.9 sq. feet)

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.



The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

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