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5 Mount Close, Lower Gornal, Dudley, West Midlands, DY3 2PU

*** A 'MUST VIEW' ON MOUNT CLOSE ***

A beautifully presented three bedroom semi detached family home conveniently located and offers spacious accommodation throughout. A lovely lounge diner stretches from the front to the rear of the house with doors opening into the rear garden, whilst the kitchen and study/playroom completes the ground floor. On the first floor are three good sized bedrooms with a stylish house bathroom. Outside has a neat and tidy garden to the rear and off road parking for one car to the front.

Approach

The approach is by way of block paved area providing off road parking for one vehicle, gravelled tiers with steps down to the following accommodation.

Porch

Double glazed window to side and door to the lounge diner.

Lounge Diner

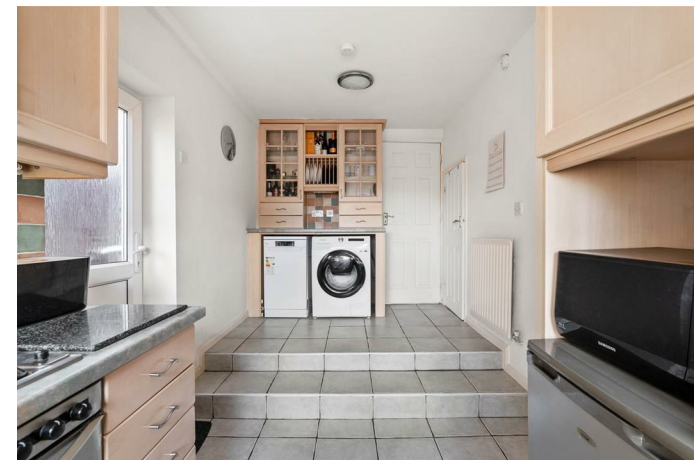
Stairs rising to the first floor, feature fireplace with gas fire and stone effect surround and hearth, door to kitchen, double glazed window to front, double glazed double doors with side panels to the rear garden and three central heating radiators.

Kitchen

Inset stainless steel top with drainer built into rolled edge laminate work tops, range of wall and base units with wine rack, built in electric oven with 4 ring gas hob above and cooker hood, space for fridge, freezer, washing machine and slimline dishwasher, wall and floor tiles, door to rear garden, under stairs cupboard, double glazed window and central heating radiator.

Study/Playroom

Double glazed window and central heating radiator.



Landing

Loft hatch, double glazed window and doors radiating off to all bedrooms and house bathroom.

Bedroom One

Double glazed window and central heating radiator.

Bedroom Two

Double glazed window and central heating radiator.

Bedroom Three

Double glazed window and central heating radiator.

Bathroom

'P' shaped panelled bath with shower screen and shower fitting, low flush WC, wash hand basin built into vanity unit, chrome heated towel rail, wall and floor tiles, cupboard housing combination boiler and double glazed window.

Rear Garden

Paved patio area with steps leading down to lawn area and decked seating area, block built secure storage, gated side access and cold water tap.

The Location

This property is located on Mount Close which is off Mount Lane. The area is well served by local schools and is an ideal base with Dudley, Gornal, Sedgley and Brierley Hill nearby. Barrow Hill Local Nature Reserve can be found within a close proximity providing great for local walks.

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.



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.

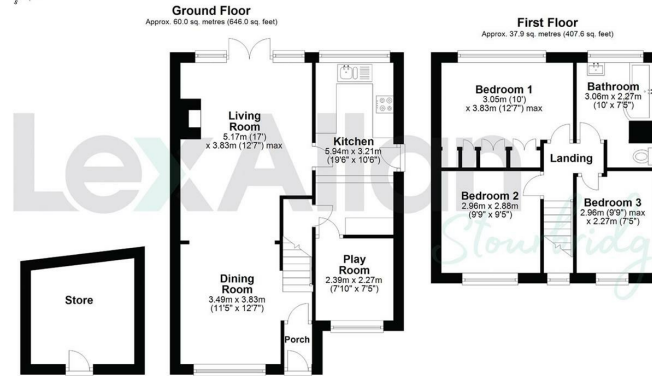
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their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

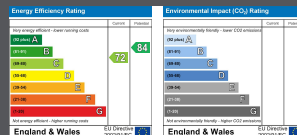
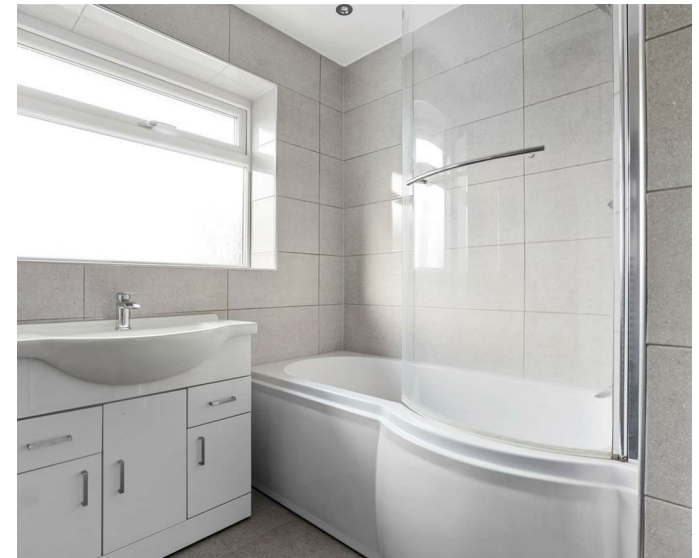
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof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

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Total area: approx. 97.9 sq. metres (1053.6 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.



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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.