



**LexAllan**

local knowledge exceptional service

177 Gayfield Avenue, Withymoor Village, Brierley Hill, West  
Midlands, DY5 2BP

## \*\* SOUGHT AFTER LOCATION \*\*

This three bedroom semi detached family home is now ready for its next chapter. Offering spacious accommodation inside and out this truly is must view. In brief the property comprises of; entrance hall, lounge, kitchen/diner, three well sized bedrooms and family bathroom. To the rear is private garden along with access to the garage. This truly is perfect for those looking to make that step onto the property ladder. Call us today to arrange your viewing.

### Approach

The approach is by way of neat and tidy lawn with steps leading to the following accommodation.

### Entrance Hall

Stairs rising to the first floor and central heating radiator.

### Living Room

15'11" x 11'8" (4.87m x 3.56)

Feature gas fire with decorative frame, double glazed window and central heating radiator.

### Kitchen Diner

15'11" x 7'10" (4.86m x 2.40m)

Inset stainless steel sink top with drainer built into work tops, range of wall and base units, built in electric oven with gas hob and cooker hood, plumbing for washing machine, space for dining, door to rear garden, double glazed window and central heating radiator.

### Landing

Loft hatch and double glazed window.

### Bedroom One

12'4" x 9'7" (3.78m x 2.94m)

Double glazed window and central heating radiator.

### Bedroom Two

12'6" x 9'7" (3.82m x 2.94m)

Double glazed window and central heating radiator.

### Bedroom Three

9'1" x 6'0" (2.78m x 1.85m)

Double glazed window and central heating radiator.



### Bathroom

Low flush WC and wash hand basin built into vanity unit, shower cubicle with shower fitting, airing cupboard, chrome heated towel rail and double glazed window.

### Rear Garden

Paved patio area perfect for alfresco dining, steps up through the tiered lawn which also leads you to the access to the garage to the rear.

### Garage

Up and over door.

### Location

Gayfield Avenue remains an ever popular residential address given the ease of access to so many local amenities. Excellent local shops can be found on the estate as well as excellent schools including the tremendously popular Withymoor School and Peters Hill Primary Schools. Nearby commercial centres such as Brierley Hill, Stourbridge and others within the Black Country are easily reached with the Merry Hill Shopping Centre and Waterfront Business Parks within 10 minutes drive. Motorway networks are accessible via the M5 from Halesowen or Bromsgrove and railway services connect at Lye, Stourbridge and Cradley Heath. The area has plenty of green open spaces and remains a great option for family living.

### 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 B



## 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.

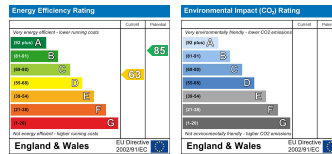
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their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

**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.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of blocks, windows, doors and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for your prospective purchase. The seller, agent and agent's client accept no responsibility for any mis-statement or for guaranteeing any measurement or efficiency can be given. Marked with Mileage (2024)



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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.