



13 Ladywood Close  
Brierley Hill,  
DY5 1DJ

*Offers In Excess Of £100,000*

*...doing things differently*



Ideal for first-time buyers and investors. Ideally placed for good transport links, local shops, and a short distance from Merry Hill shopping centre.

This ground floor spacious one bedroom maisonette briefly comprises of entrance hall with large storage cupboard under stairs that the current owner uses as an office, a lounge/diner with patio door leading out to rear, kitchen, double bedroom, shower room, ample storage, communal rear garden, resident only parking. AF 29/04/24 V2 EPC-C



*Lex Allan Grove loves...*







### **Approach**

Accessed via paved footpath to frontage, lawn and borders to sides.

### **Entrance Hall**

UPVC door to front, ceiling light, two store cupboards, one used as an office space, gas central heated radiators and wood effect laminate flooring.

### **Lounge/Diner 13'5" x 11'9" (4.1m x 3.6m)**

Double glazed windows to rear, UPVC door out to rear, ceiling light, gas central heated radiator, access to;

### **Kitchen 10'5" x 6'6" (3.2m x 2m)**

Double glazed window and door to rear, a selection of wall and base units, stone affect work top, space for fridge freezer, gas hob and extractor, stainless steel sink and drainer, gas central heated radiator and wood effect laminate flooring.

### **Bedroom one 13'5" x 11'9" (4.1m x 3.6m)**

Double glazed window to front, ceiling light, gas central heated radiator.

### **Bathroom**

Double glazed window to front, ceiling light, walk in shower cubical with tiled surround, wash hand basin, low level w.c. wood effect flooring.

### **Garden**

Slabbed seating area, communal garden and drying area.



### **Council Tax Banding**

Tax Band is A.

### **Money Laundering Regulations**

In order to comply with Money Laundering Regulations, from June 2017, 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. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

### **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 £175 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 our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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.

## Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. There is 125 years on the lease from 1998, The ground rent £10.00 per annum. There is a service charge of £307.75 per annum which includes a sinking fund.

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.

18 Hagley Road, Halesowen, West Midlands, B63 4RG

[info@lexallanandgrove.com](mailto:info@lexallanandgrove.com)

0121 550 5400

[www.lexallanandgrove.com](http://www.lexallanandgrove.com)

**LexAllan  
Grove**

local knowledge exceptional service