



**** CHARMING DETACHED FAMILY HOME ****

This three bedroom detached property offers spacious living throughout and has truly been well maintained by the current owners. Being situated at the head of a quiet Cul De Sac, this is perfect for those looking to be surrounded with local amenities. To the ground floor you will find, entrance hall, lounge, kitchen/diner. To the first floor are three well sized bedrooms and family shower room. To the rear is a private garden along with off road parking and garage to front.



Approach

Driveway providing off road parking for two vehicles, decorative gravelled garden.

Entrance Hall

Door radiation off to lounge, central heated radiator, stairs rising to first floor.

Lounge

13'7" x 12'11" (4.16 x 3.95)

Double glazed bay window to front, central heated radiator, door off to kitchen/diner.

Kitchen/Diner

15'11" x 11'1" (4.87 x 3.38)

With the kitchen offering a variety of wall and base units, electric oven, hob with extractor above, microwave, integrated dishwasher, inset stainless steel sink, under counter lighting, spot lights, tiled flooring throughout, understair pantry, double glazed window to rear. The diner side offering double doors to rear, central heated radiator.

Landing

Spacious landing with double glazed window side, loft access, airing cupboard, doors radiating off to all accommodation.



Bedroom 1 13'0" x 8'11" (3.97 x 2.73)

Built in wardrobes, double glazed window to front, central heated radiator.

Bedroom 2 9'6" x 8'11" (2.90 x 2.73)

Double glazed window to rear, central heated radiator.

Bedroom 3 10'0" x 6'9" (3.07 x 2.06)

Double glazed window to front, central heated radiator.

Shower Room

Shower cubicle, wash hand basin, w.c vanity unit, double glazed window to side and rear, spot lights, central heated radiator.

Garage 22'11" x 7'7" (7.01 x 2.33)

Garage door to front, plumbing for washing machine, access to the garden, double glazed window to rear, power and lighting throughout.

Rear Garden

A private and peaceful garden with two decked area, a neat and tidy lawn area with mature shrubs throughout.

The Location

Tarry Hollow Road provides an ideal base for those wishing to commute into nearby Brierley Hill and Kingswinford, or those working at Russells Hall hospital. Local shops and amenities are within walking distance and public transport is easily accessible. In addition, the area is served by a range of educational facilities to suit all age ranges



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 C

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.

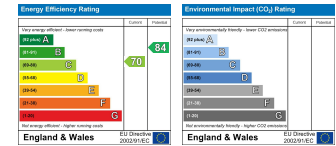
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide 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

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.



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