



**LexAllan**

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22 Nuthatch Drive, Brierley Hill, DY5 2RF

With NO UPWARD CHAIN, this three-bedroom detached property offers move-in-ready accommodation at this fantastic residential address, having been recently modernised throughout by the current owner. The property features a new, large, block paved driveway to the front, an entrance hall leading to the lounge, an open-plan kitchen/diner, a downstairs WC, a utility room and a garage. On the first floor, there are three bedrooms and a house bathroom. Finally, a beautifully maintained, south-facing garden is located at the rear.

For further information or to arrange your viewing contact the office.

#### Approach

Block paved driveway offering parking for a number of cars, slate chip beds with hedging.

#### Entrance Hall

Composite double glazed front door to side, stairs to first floor, access to WC and lounge, with central heating radiator.

#### Lounge

**15'7" x 13'0" (4.76 x 3.97)**

Double glazed window to front, central heating radiator, electric fire and TV point, leading to kitchen/diner.

#### Kitchen/Diner

**15'3" x 16'2" (4.65 x 4.93)**

Double glazed window and sliding door to rear, central heating radiators, range of newly fitted wall and base units with Corin work surface over integrated sink with mixer tap. Neff appliances such as, induction hob with extractor hood over, integrated oven and fridge. Door to sizable pantry with shelving and power.

#### Cloakroom/WC

Double glazed frosted window to front, low level WC, central heating radiator, wash hand basin with mixer tap with storage below and tiled splash backs.

#### Garage

**20'9" x 8'0" (6.34 x 2.44)**

Electric roller door with stable style door to rear garden and door to utility. Lighting overhead and various electric points.

#### Utility

**5'10" x 7'6" (1.8 x 2.3)**

Double glazed window to rear and space and plumbing for washing machine and dryer. Multiple power points.

#### Landing

Double glazed window to side, access to loft space, airing cupboard and doors off to bedrooms and bathrooms.

#### Bedroom One

**15'7" x 9'7" (4.76 x 2.93)**

Double glazed window to front and central heating radiator. Large fitted wardrobes for storage.



#### Bedroom Two

11'6" x 9'7" (3.51 x 2.93)

Double glazed window to rear and central heating radiator.

#### Bedroom Three

8'7" x 8'3" (2.64 x 2.54)

Double glazed window to rear and central heating radiator, currently used as an office, but room for a single bed.

#### Bathroom

9'4" x 6'3" (2.87 x 1.91)

Double glazed frosted window to side, low level WC, wash hand basin with mixer tap and storage below, large fitted walk in shower, heated towel rail, tiled splash backs and extractor fan.

#### Rear Garden

South facing established garden with porcelain patio, lawn, flower beds with plants and shrubs and all with fencing to enclose. Includes fitted electric awning.

#### The Location

Nuthatch Drive is situated in a quiet residential location within close proximity to Stourbridge Town Centre and Merry Hill Shopping Centre. This property is an ideal spot for those working nearby or in and around the Black Country.

#### 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 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.

#### 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.

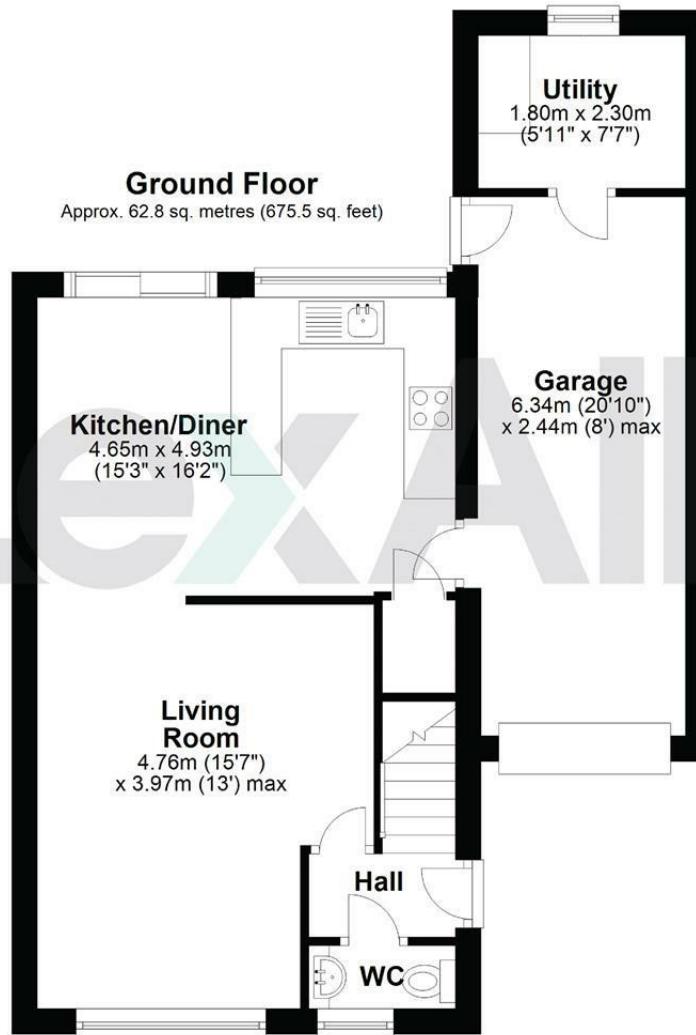
#### Council Tax Band C





## Ground Floor

Approx. 62.8 sq. metres (675.5 sq. feet)



Total area: approx. 104.0 sq. metres (1119.8 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.

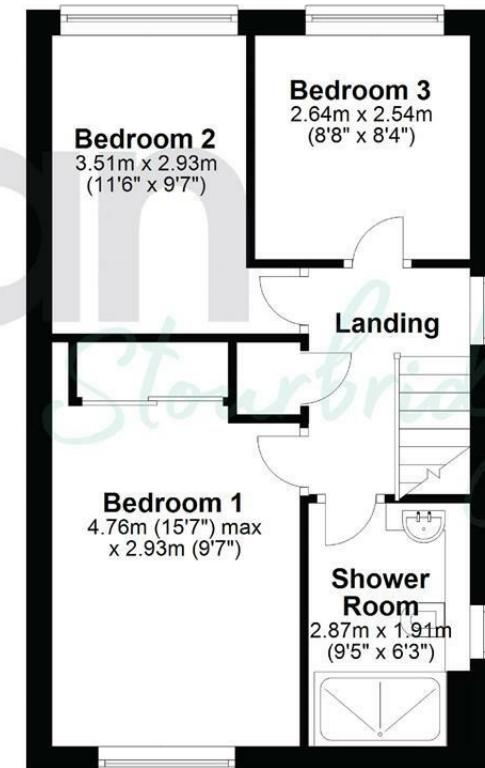
VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(1-20)	F		
Not energy efficient - higher running costs			
(1-20)	G		
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(1-20)	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
(1-20)	G		
EU Directive 2002/91/EC			
England & Wales			

## First Floor

Approx. 41.3 sq. metres (444.3 sq. feet)



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