



LexAllan

local knowledge exceptional service

45 North View Drive, Brierley Hill, West Midlands, DY5 1LP

' FANTASTIC DETACHED FAMILY HOME '

Sitting on this generous plot we are delighted to offer this four bedroom detached property next to the nature reserve, and just a short drive away from nearby shops. With NO UPWARD CHAIN the property comprises of driveway to front and further parking space to side, porch, entrance hall, lounge, diner, kitchen, utility, conservatory, downstairs w.c, and double garage. To the first floor are four bedrooms, the master with en suite and house bathroom. Finally to the rear a large garden with outbuilding. Contact the office for further information or to arrange your viewing.

Approach

Tarmac drive, slab pathway, lawn, gated side access

Porch

Double glazed door to front

Hall

Double glazed window and door to front, central heating radiator and stairs rising to first floor accommodation

Lounge

13'9" max 10'9" min x 13'5" (4.2 max 3.3 min x 4.1)

Double glazed window to front, central heating radiator, and gas fire with feature surround

Diner

8'10" x 10'5" (2.7 x 3.2)

Central heating radiator, and double glazed door to rear

Conservatory

12'9" x 10'2" (3.9 x 3.1)

Double glazed windows and doors

Kitchen

9'2" x 10'5" (2.8 x 3.2)

Double glazed window to rear, central heating radiator, range of wall and base units with work surface over incorporating sink with mixer tap, breakfast bar, cupboard off and tiled splash backs

Utility

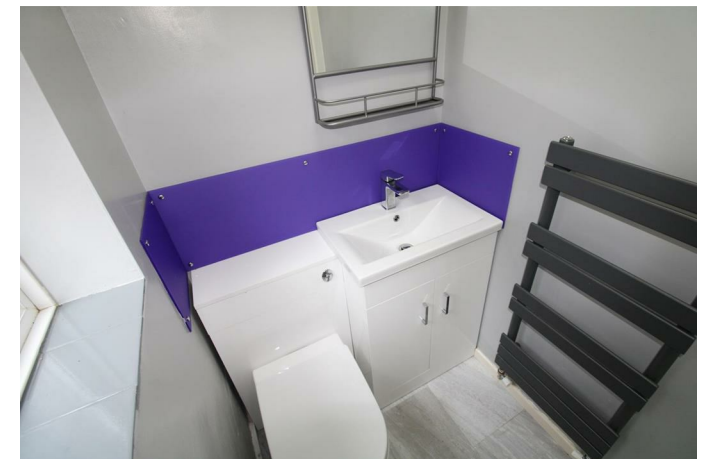
Double glazed window to rear, door to side, space and plumbing for washing machine with work surface over, central heating radiator, and tiled splash backs

Downstairs w.c

Double glazed window to side, low level w.c, wash hand basin with mixer tap and storage below, and heated towel rail

Landing

Cupboard off, access to loft space, and doors radiating to:



Bedroom One

12'9" x 11'5" (3.9 x 3.5)

Double glazed window to front, central heating radiator, and built in wardrobes

En suite

Wash hand basin with mixer tap and storage below, double glazed window to side, low level w,c, heated towel rail and shower

Bedroom Two

8'2" x 10'5" (2.5 x 3.2)

Double glazed window to front, and central heating radiator

Bedroom Three

8'2" x 8'6" (2.5 x 2.6)

Double glazed window to rear, and central heating radiator

Bedroom Four

9'6" x 8'2" max 6'6" min (2.9 x 2.5 max 2.0 min)

Double glazed window to rear, and central heating radiator

Bathroom

Bath with mixer tap, wash hand basin, double glazed window to rear, low level w,c, central heating radiator and tiled splash backs

Garage (section one)

7'10" x 15'8" (2.4 x 4.8)

Metal up and over door to front

Garage (section two)

7'2" x 15'8" (2.2 x 4.8)

Metal up and over door to front, door to rear

Rear Garden

Slab patio, lawn, beds with plants and shrubs, and fencing to enclose

Outhouse

9'2" x 12'1" (2.8 x 3.7)

Stable door to front, double glazed window to side

Store room

9'6" x 11'5" (2.9 x 3.5)

Double glazed window to side, and wash hand basin

Tenure

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.

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 reserves the right to obtain electronic verification.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee is to their quantity or efficiency can be given. Made with Metaphor 10/2011



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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.

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