



LexAllan

local knowledge exceptional service

70 Cochrane Road, Dudley, West Midlands, DY2 0RX

Welcome to this charming semi detached house on Cochrane Road, Dudley! This property is the perfect starter home for anyone looking to settle in a lovely neighbourhood with superb local amenities. The ground floor includes a hallway (with a cheeky storage solution), large living room with windows to the road, a WC and a large kitchen/diner with access to the easy to maintain south-facing garden. Going up the stairs, you will be greeted by 3 well-sized and bright bedrooms and the family bathroom. Parking is a breeze with space for multiple vehicles, making coming home after a long day out a stress-free experience. Don't miss out on the opportunity to make this house your home. Book a viewing today and envision the possibilities that await in this delightful property on Cochrane Road!



Approach

Parking to the front for three vehicles along with a 7kW EV charger.

Entrance Hall

Stairs rising to first floor, door off to lounge, central heated radiator, hidden storage located under the stairs.

Lounge

Double glazed window to front, central heated radiator.

Kitchen/Diner

Variety of wall and base units, electric oven, hob with extractor above, stainless steel sink and drainer, plumbing for washing machine and space for dryer, space for fridge/freezer, central heated radiator, spot lights, double glazed window to rear, door access to garden.

W.C

Wash hand basin, w.c, central heated radiator, double glazed window to side.



Landing

Doors radiating off, double glazed window to side, loft access., central heated radiator.

Bedroom 1

Double glazed window to rear, central heated radiator, large fitted wardrobe.

Bedroom 2

Double glazed window to front, central heated radiator.

Bedroom 3

Double glazed window to rear, central heated radiator.

Bathroom

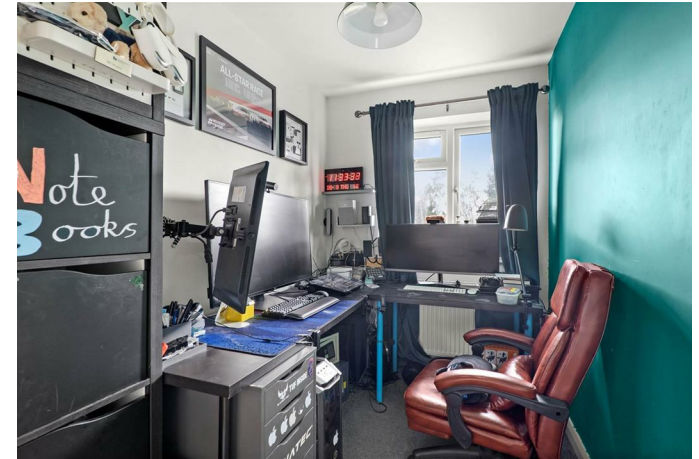
P shaped bath with shower over, wash hand basin, w.c vanity, chrome heated towel rail, double glazed window to front, airing cupboard housing the boiler.

Garden

Private and peaceful rear garden, generous patio area with tidy lawn, side access via secure gate leading to front, shed to stay.

The Location

Situated in a great location in Dudley this property offers great public transport links going around the Black Country and Birmingham boroughs. The property lies close to local Amenities with Dudley town centre being less than two miles away and Merry hill shopping centre being about a mile away. Russells Hall Hospital is a short drive away, while there are planned works for a local tram line which provides easy transport around the borough.



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.

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.

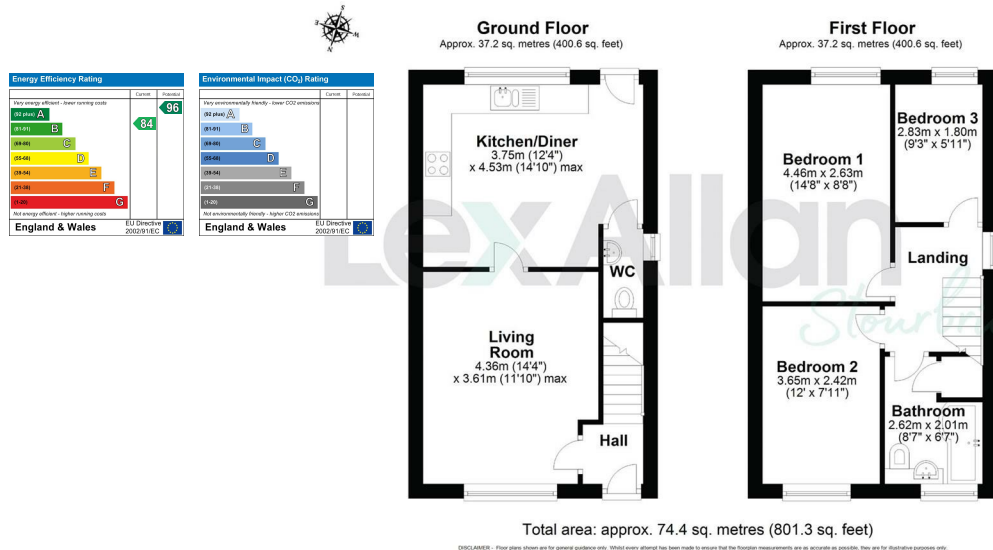
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide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

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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