



26 Quayside Walk
Dudley,
West Midlands DY2 9PT
Guide Price £130,000

...doing things differently



CALLING OUR FOR ALL FIRST TIME BUYERS AND INVESTORS. Lex Allan Grove are proud to present this two bedroom top floor apartment being offered with no upward chain located in the ever popular Quayside Walk. This great apartment benefits from having views over the Dudley canal, off street parking. The property comprises entrance hall, lounge, kitchen, two bedrooms, house bathroom and en-suite. For all viewing enquiries please contact the Halesowen office on 0121 550 5400. TB 11/5/22 v1 EPC=C



Lex Allan Grove loves...
the secluded location of
the property.







Approach

Via a communal entrance giving access to:

Entrance hall

With doors leading to lounge, both bedrooms and bathroom, built in store cupboard housing water tank, access to loft space.

Lounge 15'1" x 13'1" (4.6 x 4.0)

Electric heater, t.v. point, French doors to Juliet balcony, door to kitchen.

Kitchen 9'6" x 8'6" (2.9 x 2.6)

Range of wall and base units, integrated oven, hob, extractor fan, double glazed window to rear, stainless steel sink unit and drainer, plumbing for washing machine.

Bedroom one 11'1" x 10'5" (3.4 x 3.2)

Double glazed window to front, electric heater, door to en-suite.

En-suite

Enclosed shower, w.c., wash hand basin, splashbacks, extractor fan.

Bedroom two 11'1" x 6'6" (3.4 x 2.0)

Double glazed window to front, electric heater.

**Bathroom**

Panelled bath, electric heated towel rail, wash hand basin, splashbacks, w.c., walls part tiled, extractor fan, double glazed frosted window to side.

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. We are advised that there are 138 years left on the lease with an annual service charge of £840.00 and an annual ground rent of £180.00.

Council Tax Banding

Tax Band is B

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

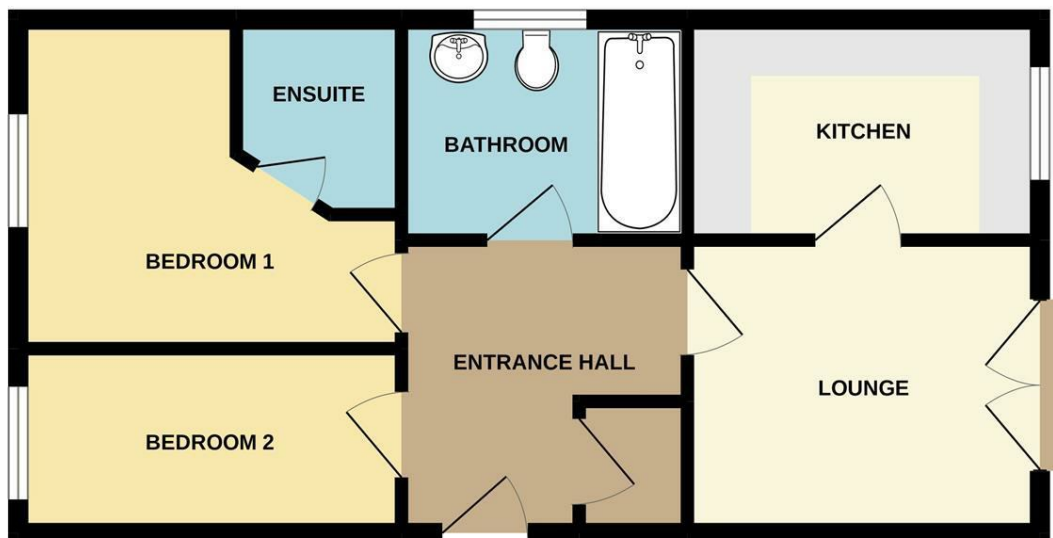
significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

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 Mr Tony Lowe of Green Street Surveys 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 20% of the fee that you pay to Green Street Surveys. 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 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.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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