



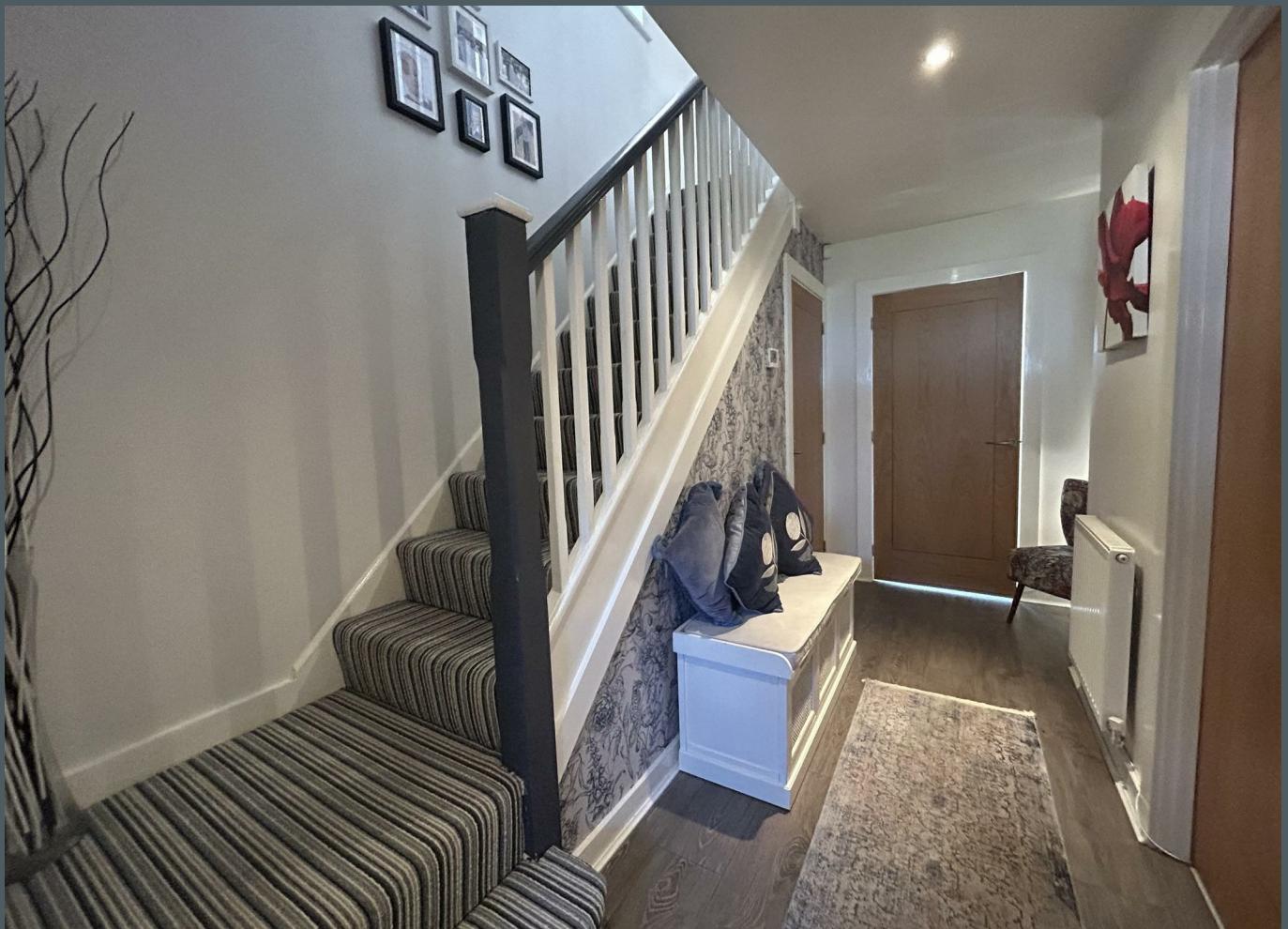
7 Old Buffery Gardens  
Dudley,  
West Midlands DY2 8TD

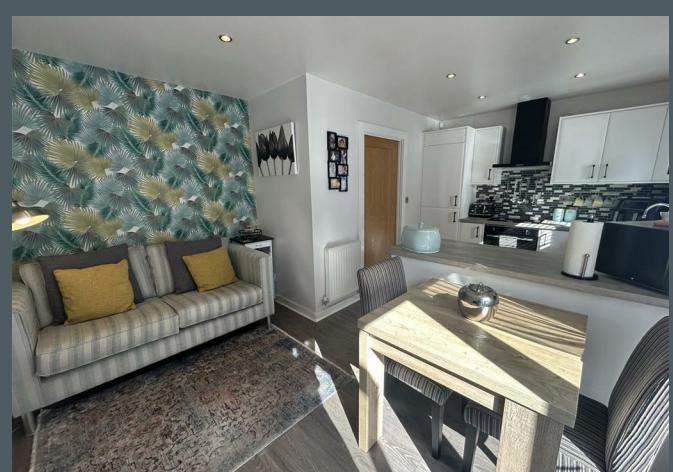
*Guide Price £280,000*

*...doing things differently*



We are pleased to bring to market this beautifully presented spacious three bedroom detached family home offering great family living and entertaining space for the growing family. Property comprises: welcoming reception hall, lounge, modern fitted kitchen diner, three bedrooms, main bedroom with en suite shower room, and modern family bathroom. The property also benefits from having UPVC double glazing, gas central heating and an attractive rear garden with parking. JE V1 16/09/2023 EPC=C







#### **Approach**

Via block paved pathway, composite front door, side access to rear.

#### **Reception hall**

Spotlights to ceiling, central heating radiator, doors to downstairs w.c. and under stairs storage cupboard.

#### **Downstairs w.c.**

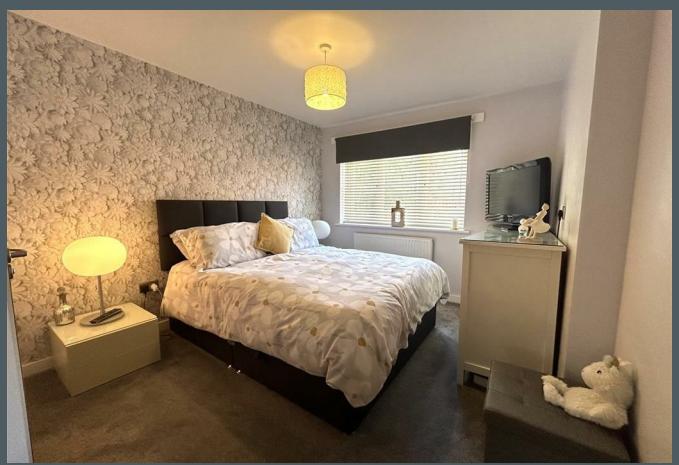
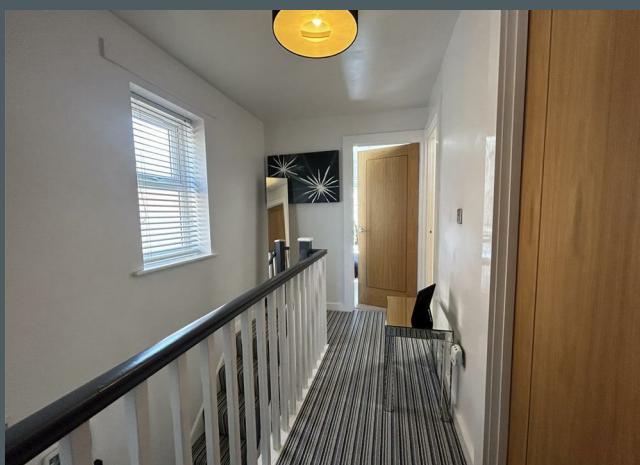
Double glazed obscured window to front, central heating radiator, low level flush w.c., vanity wash hand basin and mixer tap with storage beneath, tiled splashbacks.

#### **Lounge 14'9" x 9'2" (4.5 x 2.8)**

Double glazed window to front, central heating radiator.

#### **Kitchen diner 12'1" max 8'6" min x 16'8" max 7'6" min (3.7 max 2.6 min x 5.1 max 2.3 min)**

Double glazed French patio door to rear, double glazed window to rear, spotlights to ceiling, two central heating radiators, range of matching wall and base units, complementary square top surfaces over, four ring electric hob, Range Master oven, chimney extractor over, integrated fridge freezer, washing machine, one and a half bowl sink, drainer and mixer tap, part tiled walls.











#### **First floor landing**

Double glazed obscured window to side, access to loft, door to storage cupboard housing central heating boiler.

#### **Bedroom one 15'5" max x 10'9" min (4.7 max x 3.3 min)**

Double glazed window to front, central heating radiator, door to en-suite.

#### **En-suite**

Double glazed obscured window to side, central heating radiator, spotlights to ceiling, low level flush w.c., wash hand basin vanity unit with mixer tap over and storage beneath, splashbacks, shower cubicle, part tiled walls.

#### **Bedroom two 11'5" x 8'2" (3.5 x 2.5)**

Double glazed window to rear, central heating radiator.

#### **Bedroom three 8'6" x 8'2" (2.6 x 2.5)**

Double glazed window to rear, central heating radiator.

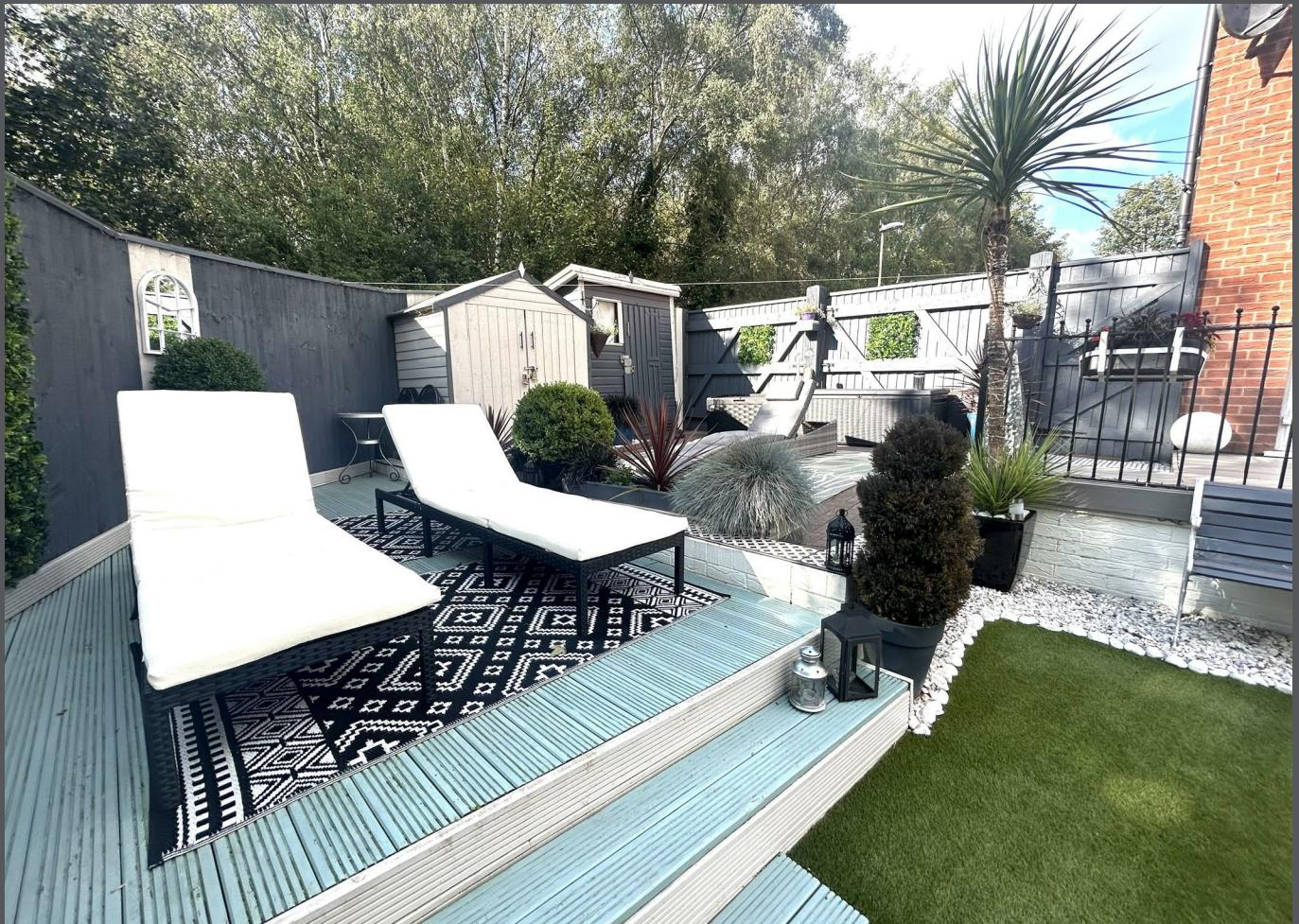
#### **Bathroom**

Double glazed obscured window to front, spotlights to ceiling, vertical chrome radiator, low level flush w.c., wash hand basin vanity unit with mixer tap over and storage beneath, panelled bath with shower over, part tiled walls.

#### **Rear garden**

Fence panel boundaries, decked patio area, astro turf lawn, stone chipping borders, further decked lounge area, block paved patio area/parking space, two sheds, double opening swing gates to front and pedestrian side gate to front.





## 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.

## Council Tax Banding

Tax Band is C

## 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.

**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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