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57 Fens Crescent, Brierley Hill, DY5 1PE

**** SPACIOUS ACCOMMODATION NESTLED ON A QUIET CUL-DE-SAC ****

This immaculate three bedroom semi detached family home has been well maintained over many years of ownership. Situated on Fens Crescent a true asset is the peaceful walks that Fens Pool nature reserve has to offer is which located on your doorstep. The accommodation on offer is spacious inside & out. This is ideal for those looking to make that step onto the property ladder.

In brief the property comprises; porch, entrance hall, lounge, diner & kitchen. To the first floor are three bedrooms & house bathroom. A private & peaceful garden can be found to the rear with summerhouse which houses a home bar. Further door leads to additional decked area with two large sheds.

Approach

Gated driveway to front providing off road parking for multiple vehicles.

Porch

Door off to entrance hall.

Entrance Hall

Door off to lounge, central heated radiator, stairs rise to first floor.

Lounge

21'3" x 11'1" (6.48 x 3.39)

Media wall with built in storage shelves & storage cupboards, centred fireplace, opening to the dining area, two central heated radiators, double glazed window to front.

Dining

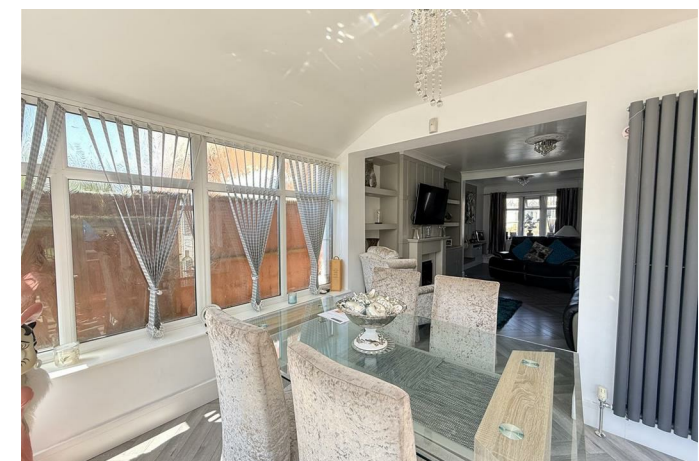
9'9" x 9'8" (2.99 x 2.95)

Double doors open into the garden, central heated radiator.

Kitchen

11'9" x 9'8" (3.59 x 2.95)

Fitted wall & base units, double electric oven with gas hob & extractor over, sink & drainer, plumbing for washing machine, double glazed window to side & rear, door off to garden.



Landing

Doors off to all first floor accommodation, loft access, central heated radiator.

Bedroom 1

12'4" x 8'6" (3.78 x 2.60)

Fitted wardrobes providing ample storage, double glazed window to rear.

Bedroom 2

11'1" x 8'9" (3.40 x 2.68)

Fitted wardrobes & built in storage cupboard, double glazed window to front, central heated radiator.

Bedroom 3

11'10" x 6'1" (3.62 x 1.87)

Fitted wardrobes, double glazed window to side & rear.

Bathroom

Bath with shower over, wash hand basin, w.c, double glazed window to rear, central heated radiator.

Summer House

20'9" x 7'7" (6.34 x 2.33)

The ideal home bar with power & lighting through, door to the rear leads to the second part of the garden.

Garden

Private & peaceful garden offering patio area, steps lead up to a generous artificial lawn with additional seating. Double doors open into the summer house along with door to garden store. Additional garden can be found to the rear of the summer house where two large 16ft & 12ft sheds can be found.

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 £30 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 £300 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.



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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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