



LexAllan

local knowledge exceptional service

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)

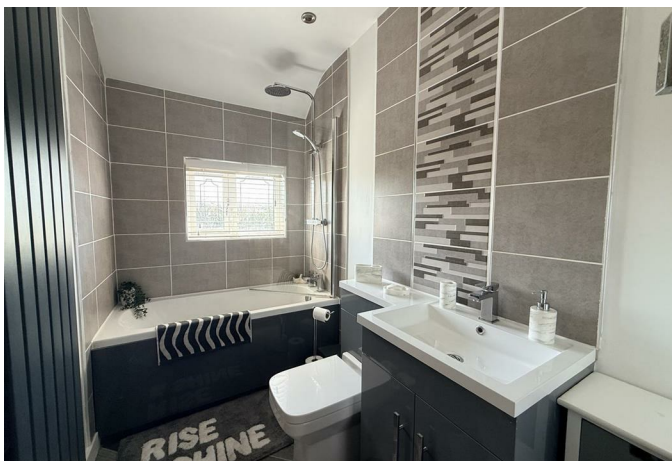
The ideal home bar with power & lighting through, door to the rear leads to the second part of the garden.

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.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	62	74
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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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