



**LexAllan**

local knowledge exceptional service

102 Ulster Drive, Kingswinford, DY6 8JA

**\*\* YOUR NEXT FAMILY HAS JUST GONE LIVE TO MARKE \*\***

This detached four bedroom is the perfect upsize! Nestled on a well known address in Kingswinford you are truly surrounded by superb amenities, transport links & schooling options to cater for all ages. In brief the property comprises; porch, lounge, dining room, kitchen, utility & guest w.c. To the first floor are four bedrooms & shower room. Peaceful garden to the rear along with parking to the front. Offered with no upward chain this is a must view.



### Approach

Driveway to front

### Porch

Door off giving access to the lounge.

### Lounge

17'10" x 10'2" (5.44 x 3.10)

Gas fire, stairs rise to the first floor, opening to the dining area, electric radiator.

### Dining Area

10'2" x 9'7" (3.10 x 2.94 )

Double glazed window to rear.

### Kitchen

16'0" x 7'2" (4.88 x 2.19)

Variety of wall and base units, 'Zanussi' double electric oven & hob, sink and drainer, integrated dishwasher, double glazed window to rear & side, door off to utility & rear garden

### Utility

16'10" x 7'1" (5.14 x 2.18 )

Double glazed window to front, plumbing for washing machine.



### W.C

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

### Landing

Doors off to all first floor accommodation, loft access, airing cupboard.

### Bedroom 1

11'10" x 11'10" (3.63 x 3.63)

Wardrobes, double glazed window to front.



### Bedroom 2

11'10" x 8'10" (3.61 x 2.70)

Wardrobes, double glazed window to front.



### Bedroom 3

9'9" x 8'8" (2.98 x 2.66 )

Double glazed window to rear.

### Bedroom 4

8'8" x 6'6" (2.66 x 2.00 )

Double glazed window to rear.

### Shower Room

Shower, wash hand basin, w.c, double glazed window to rear.

### Garden

Private garden with patio area along with tidy lawn.

### 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.



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, rooms and other areas given are approximate and do not necessarily include the area of external or semi-external areas. They plan is for illustrative purposes only and should be used as such by the prospective purchaser. The drawings, photos and descriptions which have not been based on any guarantee as to their condition or otherwise of the property. Made with AutoCAD 2014



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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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