



**\*\* PRIME LOCATION IN THE HEART OF OLDSWINFORD  
\*\***

This immaculate three bedroom mid terrace has been truly well maintained throughout the years of ownership. Offering superb spacious accommodation over two floors this will truly tick the boxes for those looking to upsize. Surrounded by five star schooling options & transport links, this is not one to miss. In brief the property comprises; porch, lounge/diner, kitchen, conservatory with guest w.c. To the first floor are three superb sized bedrooms, shower room & separate w.c. To the rear is a peaceful easy to maintain garden along with block paved drive & garage to front. Redhill Close is now also being offered with NO UPWARD CHAIN!



**Approach**

Block paved driveway to front with storage cupboard, door off to lounge, central heated radiator.

**Lounge/Diner**

**24'11" x 12'0" (7.62 x 3.68 )**

Superb open planned living with electric fire, wall mounted down lights, door off to kitchen, three central heated radiators, double glazed window to front & rear.



**Kitchen**

**11'5" x 8'4" (3.48 x 2.56 )**

Variety of wall & base, 'Bosch' electric oven with four ring gas hob, Sink & drainer with mixer tap, built in storage cupboard, door off to conservatory, double glazed window to rear.

**Conservatory**

**17'6" x 8'10" (5.35 x 2.71 )**

Offering door off to the peaceful garden, tiled flooring through, central heated radiator, door off to guest w.c, large utility storage cupboard housing the plumbing for washing machine.



**W.C**

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

### Landing

Spacious hall with doors off to all first floor accommodation, airing cupboard.

### Bedroom 1

14'0" x 12'1" (4.28 x 3.70 )

Both fitted & built in wardrobes, double glazed window to front, central heated radiator.

### Bedroom 2

12'1" x 8'8" (3.69 x 2.66)

Built in wardrobe, double glazed window to rear, central heated radiator.

### Bedroom 3

9'6" x 8'4" (2.90 x 2.56 )

Double glazed window to front, central heated radiator.

### Shower Room

Shower, wash hand basin vanity, double glazed window to rear, central heated radiator.

### W.C

Skylight, w.c.

### Garden

A peaceful garden that offers patio area along with mature shrubs & flowers throughout, gated access to the rear allows access to the front.

### Garage

Power & lighting throughout.

### 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.

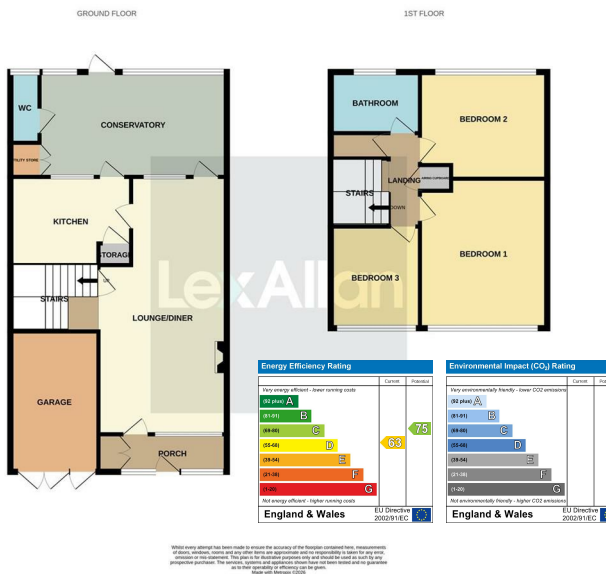
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We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral 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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