



**LexAllan**

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16 Barsham Drive, Brierley Hill, DY5 3HE

Situated at the end of a quiet cul-de-sac, this well-presented three-bedroom detached property at Barsham Drive occupies an enviable large corner plot, offering excellent space and privacy.

The accommodation briefly comprises a porch, welcoming entrance hallway, a spacious lounge/diner, a fitted kitchen, and a convenient downstairs WC. To the first floor, there are three well proportioned bedrooms and a family bathroom.

Externally, the property benefits from its generous corner position, providing ample outdoor space with potential for further landscaping or extension (subject to planning). Additional features include a garage and a useful store room, enhancing the home's practicality.

This is an excellent opportunity for families or buyers seeking a detached home in a peaceful residential setting with great potential.

#### Approach

Block paved drive to front offering parking for a number of cars and giving access to garage and porch.

#### Porch

Double glazed window and door to front.

#### Hallway

Central heating radiator and stairs off.

#### Downstairs WC

Double glazed window to front, WC, wash hand basin with mixer tap and storage below.

#### Kitchen

8'10" x 10'2" (2.7 x 3.1)

Double glazed window and door to rear, range of wall and base units with work surface over incorporating sink with mixer tap, electric hob, integrated oven, space and plumbing for washing machine and tiled splash backs.

#### Lounge/Diner

10'9" max 8'2" min x 23'7" (3.3 max 2.5 min x 7.2)

Double glazed windows to front, French doors to garden and central heating radiator.

#### Landing

Double glazed window to side, cupboard off and access to loft space.

#### Bedroom One

9'2" x 11'9" (2.8 x 3.6)

Double glazed windows to front and central heating radiator.

#### Bedroom Two

10'2" x 11'5" (3.1 x 3.5)

Double glazed window to rear and central heating radiator.



### Bedroom Three

8'2" x 6'2" (2.5 x 1.9)

Double glazed window to front and central heating radiator.

### Bathroom

Bath with mixer tap and shower over, double glazed window to rear, WC, wash hand basin with mixer tap, heated towel rail, tiled splash backs and extractor fan.

### Store Room

10'5" x 8'2" (3.2 x 2.5)

Door to side and access into:

### Garage

8'2" x 20'8" (2.5 x 6.3)

Main garage door to front.

### Rear Garden

Gravel seating area, patio, lawns, bedding and fencing to enclose.

### 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.

### 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.

### Council Tax Band c





| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (91-101) <b>A</b>                           |  |                         |           |
| (81-90) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

  

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (02 plus) <b>A</b>  |  |                         |           |
| (01-01) <b>B</b>  |  |                         |           |
| (00-00) <b>C</b>  |  |                         |           |
| (99-00) <b>D</b>  |  |                         |           |
| (98-99) <b>E</b>  |  |                         |           |
| (97-99) <b>F</b>  |  |                         |           |
| (96-99) <b>G</b>  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of floors, areas, rooms and other parts are approximate and to be taken as a guide only. The seller, Lex Allan, does not accept any responsibility for any error, omission or misstatement. The plan, the photographs and the description shown here are not intended as a guarantee or a statement of fact. The seller, Lex Allan, does not accept any responsibility for any error, omission or misstatement. Made with Mapbox (2020).



**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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