



**LexAllan**

local knowledge exceptional service

8C Park Street, Kingswinford, West Midlands, DY6 9LX

**\*\* DOES A TERRACE HOUSE GET MUCH BETTER THAN THIS? \*\***

This delightful three bedroom family home offers generous living space throughout and is rich in charm and character. From the striking Minton flooring in the hallway to the beautifully preserved original coving, every detail reflects its timeless appeal. Ideally situated on Park Street, the property enjoys easy access to a wide range of local amenities, popular eateries, and excellent transport links.

The accommodation briefly comprises a welcoming reception hall, a spacious lounge, a cosy sitting room, a well-appointed kitchen, and a separate dining room. To the first floor, there are two generously sized double bedrooms and a family bathroom, while a further staircase leads to the impressive master bedroom, complete with a dressing area.

Externally, the home boasts a private and tranquil garden, perfect for relaxing or entertaining during warm summer evenings with friends and family.

**Reception Hall**

Warm & welcoming hall with doors off to all ground floor accommodation, Minton flooring through, central heated radiator, stairs rise to first floor.

**Lounge**

13'3" x 10'1" (4.05 x 3.08 )

A cosy lounge with feature fireplace with surround, stainless glass bay window to front with custom made shutters, central heated radiator.

**Sitting Room**

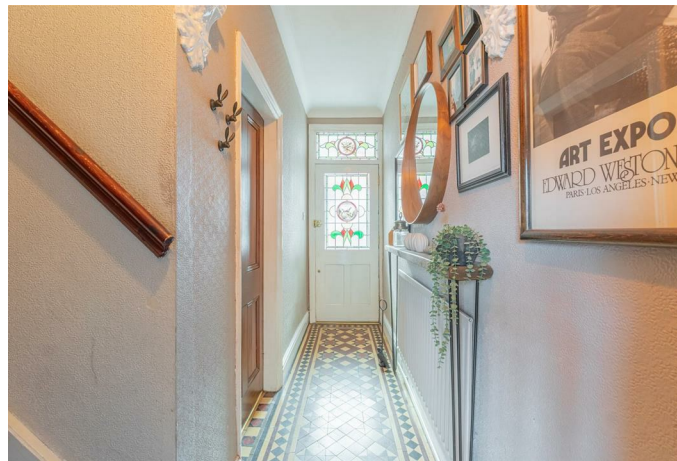
14'0" x 12'3" (4.29 x 3.75 )

Gas fire with surround, door off to the kitchen, double glazed window to rear, central heated radiator.

**Kitchen**

16'6" x 7'11" (5.04 x 2.43 )

Variety of wall and base units, Belfast sink with mixer tap, space for Rangemaster style oven, tiled splashback, patio door opens into the garden, opening to the dining room, central heated radiator, double glazed window to side.



### Dining Room

10'2" x 8'0" (3.11 x 2.45 )

Double doors open into the garden, two double glazed windows to side, central heated radiator, tiled flooring through.

### Landing

Spacious landing with doors off to all first floor accommodation, stairs rise to allow access to the master bedroom.

### Bedroom 2

13'0" x 12'5" (3.98 x 3.81)

Two double glazed sash windows to front, central heated radiator.



### Bathroom

Bath with shower over, wash hand basin, w.c, airing cupboard, double glazed window to rear, chrome heated towel rail, tiled flooring.

### Bedroom 3

10'11" x 9'6" (3.33 x 2.90 )

Double glazed sash window to front, central heated radiator.

### Landing

Door off to master bedroom.

### Master Bedroom

14'11" x 12'7" (4.57 x 3.84)

Fitted wardrobes and chest of draws throughout, two double glazed windows to rear, opening to separate dressing area, skylight to front, two central heated radiators.

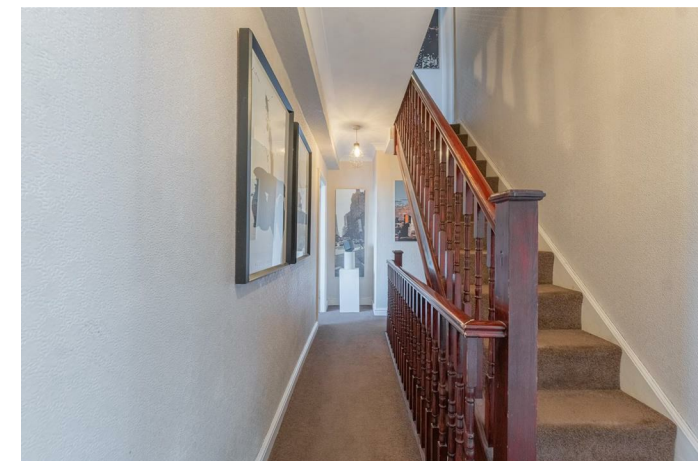
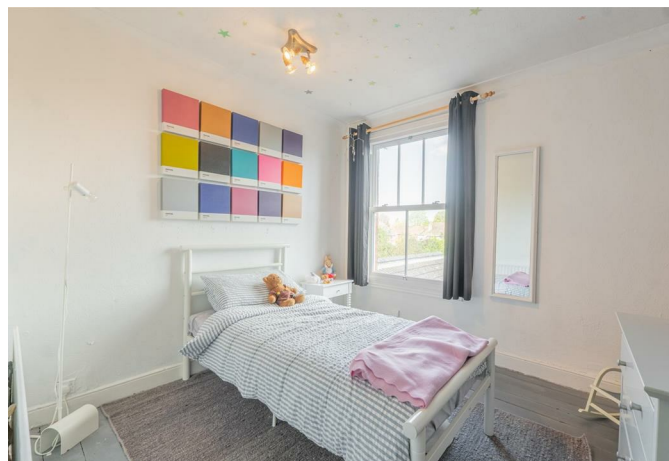


### Garden

Side courtyard leads to generous alfresco seating area truly ideal for those summer evenings spent with friends & family, tidy lawn area with mature shrubs throughout. Further patio area with summer house can be found to the rear.

### 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.

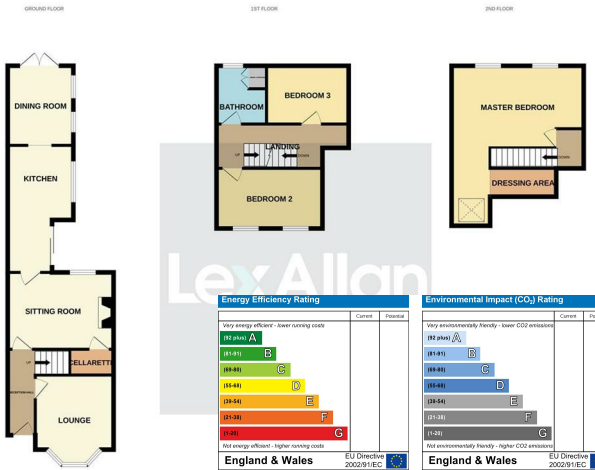
## Referral Fees.

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.

## council tax band B



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, masses and any other data are approximate and are not intended to be used for any purpose other than a guide. The data is for informational purposes only and should not be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their operation.



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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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