



LexAllan

local knowledge exceptional service

6 Meredith Road, Dudley, DY3 3EB

**** SOLD BEFORE GOING LIVE TO MARKET ****

This extended four bedroom semi detached is now ready for its next chapter. Offering spacious accommodation throughout this is truly ideal for those looking to upsize. Nestled on a well known address in Lower Gornal you are surrounded by superb amenities & open green space located to the front.

In brief the property comprises; porch, entrance hall, lounge, kitchen/breakfast room, dining room, utility/w.c. To the first floor are well sized bedrooms, house bathroom & wc. To the rear is a peaceful garden to the rear along with garage & off road parking to the front. Meredith Road is offered with no upward chain! Call us today to arrange your viewing.

Approach

Tarmac drive to front with tidy lawn & mature shrubs throughout.

Porch

Door off to entrance hall.

Entrance Hall

Door off to lounge, stairs rise to first floor, central heated radiator.

Lounge

15'2" x 13'6" (4.63 x 4.14)

Gas fire, double glazed bow bay window to front.

Kitchen/Breakfast Room

15'4" x 8'8" (4.68 x 2.65)

Variety of wall and base units, dual sink & drainer, plumbing for dishwasher, tiled splashback, central heated radiator, double glazed window to rear & side, doors off to dining room & garage, under stair pantry.

Dining Room

9'3" x 9'2" (2.84 x 2.81)

Patio door to the rear, central heated radiator.

Hall

Door off to utility & rear garden.



Utility/W.C

Plumbing for washing machine, w.c, double glazed window to rear.

Landing

Bright & airy landing with doors off to all first floor accommodation, airing cupboard, central heated radiator.

Bedroom 1

11'1" x 9'6" min (3.40 x 2.91 min)

Fitted wardrobes, double glazed window to front, central heated radiator.

Bedroom 2

11'3" x 10'6" (3.43 x 3.22)

Double glazed window to rear, central heated radiator.

Bathroom

Bath, shower, wash hand basin vanity, spot lights, central heated radiator, double glazed window to rear.

W.C

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

Bedroom 3

9'8" x 8'3" (2.96 x 2.54)

Fitted wardrobes, double glazed window to front, central heated radiator.

Bedroom 4

Fitted storage, double glazed window to front, central heated radiator.

Garage

18'8" x 8'1" (5.70 x 2.48)

Power & lighting throughout, up & over door to front.

Rear Garden

Private & peaceful garden with patio area, steps lead up to 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.

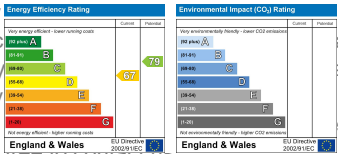
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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. We can confirm that the maximum referral fee of £200 inc VAT is the actual fee that you would pay if it is paid to us as an intermediary. Any significant marketing expenditure regarding the above, please feel free to contact us.



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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