



LexAllan

local knowledge exceptional service

36 Redhill Close, Oldswinford,, Stourbridge,, DY8 1NF

**** MORE ACCOMMODATION THAN MEETS THE EYE ****

This three bedroom townhouse offers turn key ready accommodation nestled in the heart of Oldswinford. Benefitting from no upward chain, this is a must view. Being surrounded by superb amenities, transport links & schooling options for all ages this will most certainly tick the boxes.

In brief the property comprises; entrance hall with large storage cupboard & garage off. To the first floor is the lounge, dining room & kitchen. To the second floor are three well sized bedrooms & house bathroom. A private garden can be found to the rear along with off road parking to the front. Call us today to arrange your viewing.



Approach

Driveway to front providing off road parking,

Entrance Hall

Stairs rise to first floor, larger under stair storage, door off to garage.

Landing

Doors off to all first floor accommodation.

Lounge

16'6" x 15'11" (5.04 x 4.86)

Large double glazed window to front, stairs rise to second floor, central heated radiator.



Dining Room

12'9" x 8'11" (3.90 x 2.72)

Patio door opens into the garden, door off to kitchen, central heated radiator.

Kitchen

17'7" x 6'5" (5.36 x 1.96)

Modern fitted kitchen offering a variety of wall & base units, sink and drainer, electric double oven with gas hob, plumbing for washing machine, stable door off to garden, tiled flooring, spot lights, central heated radiator, double glazed window to rear.



Landing

Spacious landing with doors off to all second floor accommodation, airing cupboard.

Bedroom 1

15'3" x 8'11" (4.67 x 2.74)

Wardrobes, double glazed window to front, central heated radiator.

Bedroom 2

11'3" x 8'11" (3.45 x 2.73)

Wardrobes, double glazed window to rear, central heated radiator.

Bedroom 3

7'8" x 6'7" (2.34 x 2.01)

Large storage cupboard, double glazed window to front, central heated radiator.

Bathroom

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

Garage

17'8" x 8'5" (5.40 x 2.59)

Electric door to front, power & lighting through.

Garden

A private garden offering the ideal space for hosting friends & family on a warm summer evenings. Secure gate to rear allows access to the side passage.

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 attempt has been made to ensure the accuracy of the floorplan contained herein, measurements obtained in this manner may not correspond to the actual measurements of the property. It is advised that you should verify the accuracy of the floorplan by visiting the property in person. This plan is for information purposes only and should not be used as the sole basis for any professional judgement. The accuracy, reliability and appropriateness of this plan has not been tested and no guarantee is made with respect to this plan.
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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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