



**LexAllan**

local knowledge exceptional service

89 Fenton Gardens, Fenton Street, Brierley Hill, West  
Midlands, DY5 3HH

**\*\* IDEAL STARTER HOME FOR THOSE LOOKING TO MAKE THAT STEP \*\***

This two bedroom semi detached family home has been well maintained & offered with no upward chain. Nestled in the heart of Brierley Hill you are surrounded by superb amenities & transport links located on your doorstep.

In brief the property comprises; entrance hall, lounge, kitchen & guest w.c. To the first floor are two well sized bedrooms & house bathroom. To the rear is a peaceful garden along with parking to the front. Call us today to arrange you viewing.



### Approach

Driveway to front.

### Entrance Hall

Doors off to all ground floor accommodation, central heated radiator.

### Lounge

14'7" x 12'1" (4.45 x 3.69)

Double doors open into the garden, stairs rise to the first floor, central heated radiator.

### Kitchen

8'5" x 8'0" (2.59 x 2.46)

Variety of wall & base units, electric oven, four ring gas hob, sink & drainer, plumbing for washing machine, double glazed window to front, central heated radiator.

### W.C

Wash hand basin, w.c, central heated radiator.



### Landing

Doors off to all first floor accommodation.

### Bedroom 1

12'2" x 10'4" (3.71 x 3.16 )

Storage cupboard, double glazed window to rear, central heated radiator.

### Bedroom 2

12'2" x 7'11" (3.71 x 2.42 )

Two double glazed windows to front, central heated radiator.

### Bathroom

Bath with shower over, wash hand basin, w.c, double glazed window to side, central heated radiator.

### Garden

Easy to maintain peaceful garden with side access.

### 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 effort has been made to ensure the accuracy of the floorplan contained herein, measurements are approximate. Clients are urged to verify the accuracy of the floorplan by visiting the property and taking their own measurements. This plan is for illustrative purposes only and should not be used as the basis for any legal proceedings. The accuracy of the floorplan cannot be guaranteed. © Lex Allan 2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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			
(92 plus) A			71
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**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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