



**LexAllan**

local knowledge exceptional service

3 Thoresby Croft, Dudley, DY1 3DQ

**\*\* JUST TAKE A LOOK AT THE ACCOMMODATION ON OFFER \*\***

This extended five bedroom family home has been well maintained over the years of ownership. Nestled on a quiet cul de sac in Dudley you are truly surrounded by superb amenities, schooling options & transport links. Thoresby Croft will be ideal for with a growing family as the accommodation on offer is spacious.

In brief the property comprises; entrance hall, lounge, kitchen/diner, utility, guest w.c & access to bedroom 5. To the first floor are four double bedrooms, house bathroom & study. A peaceful garden to the rear along with off road parking to front. Call today to arrange your viewing.



**Approach**

Driveway to front.

**Entrance Hall**

Doors off to all ground floor accommodation along with opening to the kitchen/diner, stairs rise to the first floor, central heated radiator.

**Lounge**

**15'0" x 9'8" (4.59 x 2.97)**

Log burner, double glazed window to front, central heated radiator.

**Kitchen/Diner**

**16'1" x 14'0" (4.92 x 4.29 )**

Variety of wall & base units, Rangemaster style oven with extractor over, sink & drainer, plumbing for dishwasher, opening to the utility, double doors open into the garden along with double glazed window to rear, two central heated radiators.

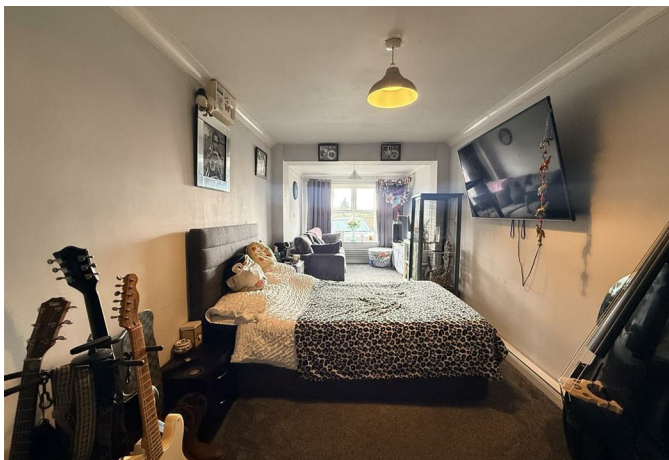
**Utility**

**8'0" x 5'11" (2.45 x 1.82 )**

Plumbing for washing machine, double glazed window to rear, door off to side, central heated radiator.

**W.C**

Wash hand basin, w.c, double glazed window to side, central heated radiator.



**Bedroom 5**  
25'9" x 8'3" (7.86 x 2.53 )

Double glazed window to front, central heated radiator.

**Landing**

Doors off to all first floor accommodation, loft access.

**Master Bedroom**  
10'4" x 9'8" (3.17 x 2.97 )

Opening to the dressing area, double glazed window to front, central heated radiator.

**En-Suite**

Shower, wash hand basin, w.c, double glazed window to side, central heated radiator.



**Bedroom 2**  
13'0" x 8'4" (3.98 x 2.55)

Double glazed window to front, central heated radiator.

**Bedroom 3**  
16'2" x 7'5" (4.95 x 2.28 )

Double glazed window to rear, central heated radiator

**Bedroom 4**  
10'1" x 8'9" (3.09 x 2.69 )

Double glazed window to side, central heated radiator.

**Bathroom**

Bath, wash hand basin, w.c, double glazed window to rear, central heated radiator.



**Study**  
6'6" x 6'5" (2.00 x 1.97 )

Double glazed window to rear, central heated radiator.

**Garden**

Peaceful garden with decked area ideal for hosting.



## 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  
**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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate. Buyers should check any measurements and specifications with the seller. The floorplan is not intended to be used as a statement of fact. It is provided for information only. The seller, Lex Allan and its agents do not accept any liability for any errors or omissions in this plan. The floorplan is not intended to be used as a statement of fact. It is provided for information only. The seller, Lex Allan and its agents do not accept any liability for any errors or omissions in this plan. The floorplan is not intended to be used as a statement of fact. It is provided for information only. The seller, Lex Allan and its agents do not accept any liability for any errors or omissions in this plan.



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