



**LexAllan**

local knowledge exceptional service

29 Ambleside Drive, Lakeside, Brierley Hill, DY5 3XL

**\*\* IMMACULATE DETACHED BUNGALOW NESTLED ON A WELL KNOWN ADDRESS \*\***

This two bedroom detached has been modernised inside & out to create turn key ready easy living. Offering spacious accommodation throughout this will truly tick the boxes for those looking to downsize. Situated on a well known address on Lakeside you are surrounded by superb amenities along with transport links.

In brief the property comprises; entrance hall, open planned lounge/kitchen, two well sized bedroom & modern shower room. A private easy to maintain garden to the rear with home office & additional store along with off road parking & garage to the front. Viewings are highly recommended to appreciate the accommodation on offer. Call us today!

### Approach

Tarmac driveway to front with EV charger along with tidy lawn.

### Entrance Hall

Spacious hall with doors off to all ground floor accommodation, two large storage cupboards, tiled flooring through, electric radiator.

### Open Planned Lounge/Kitchen 30'6" x 17'7" (9.32 x 5.38 )

Modern fitted kitchen offering a variety of wall & base units, double 'Bosch' electric ovens with induction hob along extractor over, integrated dishwasher & wine cooler, sink & drainer with mixer tap, spot lights & tiled flooring through with additional double glazed window to rear. The Lounge area has a feature log burner, bi-fold doors open into the garden, tiled flooring through, two electric radiators & spot lights.



Bedroom 1  
13'3" x 11'6" (4.05 x 3.52 )

Tiled flooring through with double glazed window to front, spot lights, electric radiator.

Shower Room

Large walk in shower wash hand basin, w.c, chrome heated towel rail, double glazed window to side, spot lights.

Bedroom 2  
9'10" x 8'9" (3.02 x 2.67 )

Double glazed window to front with tiled flooring through, spot lights, electric radiator.

Garden

A private garden that is a true asset to the property with large composite decking ideal for summer evening spent with friends & family, steps lead up to artificial lawn along with home office.

Home Office  
11'2" x 8'5" (3.41 x 2.58 )

Double doors to the front with power & lighting through, double glazed window to front.

Garage  
24'8" x 7'9" (7.52 x 2.38 )

Electric roller shutter door to front with power & lighting through along with plumbing for washer & dryer, door to the rear allows access to the garden.

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.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 85        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         | 68        |
| (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                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (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 |           |



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.

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.



**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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