



LexAllan

local knowledge exceptional service

33 Walker Avenue, Brierley Hill, DY5 2LY

**** EXTENDED SEMI DETACHED OFFERING SPACIOUS ACCOMMODATION**

This three bedroom semi has been transformed by the current owners to create turn key ready accommodation ideal for those looking to make that step onto the property ladder or those needing to upsize. Nestled on a well known address in Brierley Hill you are surrounded by superb amenities & transport links. Not forgetting schooling options for all ages.

In brief the property comprises; dining area, lounge, kitchen, three bedrooms to the first floor & modern shower, A peaceful garden to the rear along with garage & ample off road parking to the front. Call us today to arrange your viewing.

Approach

Block paved driveway to front providing ample off road parking.

Dining Area

14'7" x 8'11" (4.47 x 2.73)

Superb open space with doors off to all ground floor accommodation, stairs rise to first floor, central heated radiator, double glazed window to front.

Lounge

16'7" x 10'11" (5.07 x 3.33)

Gas fire with surround, French doors open into the garden, central heated radiator, door off to kitchen.

Kitchen

14'3" x 6'4" (4.36 x 1.95)

Variety of wall & base units, 'Bosch' electric oven, four ring gas hob with extractor over, integrated dishwasher & fridge/freezer & microwave, Quartz tops with inset sink with mixer tap, breakfast bar, tiled splashback, tiled flooring, central heated radiator, double glazed window to rear overlooking the garden, doors off to garden & garage.

Landing

Spacious landing with doors off to all first floor accommodation.

Bedroom 1

11'10" x 10'4" (3.63 x 3.17)

Fitted wardrobes & draw unit, double glazed window to rear, central heated radiator.



Bedroom 2
12'4" x 8'2" (3.78 x 2.50)

Double glazed window to front, central heated radiator.

Bedroom 3
9'1" x 6'0" (2.77 x 1.83)

Double glazed window to front, central heated radiator.

Shower Room

Shower, wash hand basin vanity, w.c, double glazed window to rear.

Garage
16'9" x 8'3" (5.13 x 2.53)

Roller shutter door to front, plumbing for washer & dryer, power & lighting through.

Garden

A true asset is this peaceful rear garden with patio area ideal for hosting, steps lead up to decorative gravel area with a further patio tucked in the corner perfect for your morning coffee, secure gate to side leads to front.

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

service. The completed biometric checks will be sent to the solicitor for completion of the purchase if you have

Referral Fee
We can confirm that we are not acting as a



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(12 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC	63	72	EU Directive 2002/91/EC		
England & Wales			England & Wales		

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 description contained herein, measurements of plans, drawings, maps and any other means are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used on such for any prospective purchaser. The services, systems and equipment shown here are not intended to be guaranteed as to their operation or efficiency at the time shown. Made with MyHome 2020



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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