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local knowledge **exceptional service**

19 Beaumont Drive, Brierley Hill, West Midlands, DY5 2RT

RICS

An exceptional three bedroom detached property occupying a delightful position in Beaumont Drive. This beautifully presented family home has a light and airy feel throughout and simply must be viewed to be fully appreciated. On offer with no upward chain, the property briefly comprises an entrance hall, living room, fitted kitchen, playroom/study, utility, three bedrooms, family bathroom, tidy rear garden, garage and off road parking.

Approach
Briquette driveway providing off road parking with gravelled area to the side.

Entrance Hall
Stairs of rising to the firs floor, door into the living room and central heating radiator.

Living Room
14′4 x 11′7 (4.37m x 3.53m)
Gas fire with marble effect surround and hearth with feature fireplace, door into kitchen, double glazed bay window and central heating radiator.

Kitchen
14′7 x 9′10 (4.45m x 3.00m)
Inset stainless steel sink top with drainer, rolled edge laminate work tops with base units, range of wall cupboards, built in oven with 4 ring electric hob and cooker hood, plumbing for washing machine and space for dishwasher, wall tiles, understairs storage cupboard, door to utility and playroom, double glazed door into rear garden, double glazed window and central heating radiator.

Utility
7′7 x 6′2 (2.31m x 1.88m)
Rolled edge laminate work top, fitted cupboards and door into garage.

Playroom/Study
11′6 x 7′6 (3.51m x 2.29m)
Double glazed window and central heating radiator.

Landing
Loft hatch and double glazed window.

Bedroom One
12′10 x 8′7 (3.91m x 2.62m)
Fitted wardrobes, two double glazed windows and central heating radiator.

Bedroom Two
9′10 x 6′10 (3.00m x 2.08m)
Fitted wardrobes, double glazed window and central heating radiator.

Bedroom Three
Double glazed window and central heating radiator.

Family Bathroom
Low flush WC, wash hand basin built into vanity unit, panelled bath with shower fitting, wall tiles, chrome heated towel rail and double glazed window.

Rear Garden

Patio area with steps leading up to lawn area with further steps up to top lawn area and cold water tap.

Garage

9′8 x 8′2 (2.95m x 2.49m)

Cold water tap, light and up and over garage door.

The Location

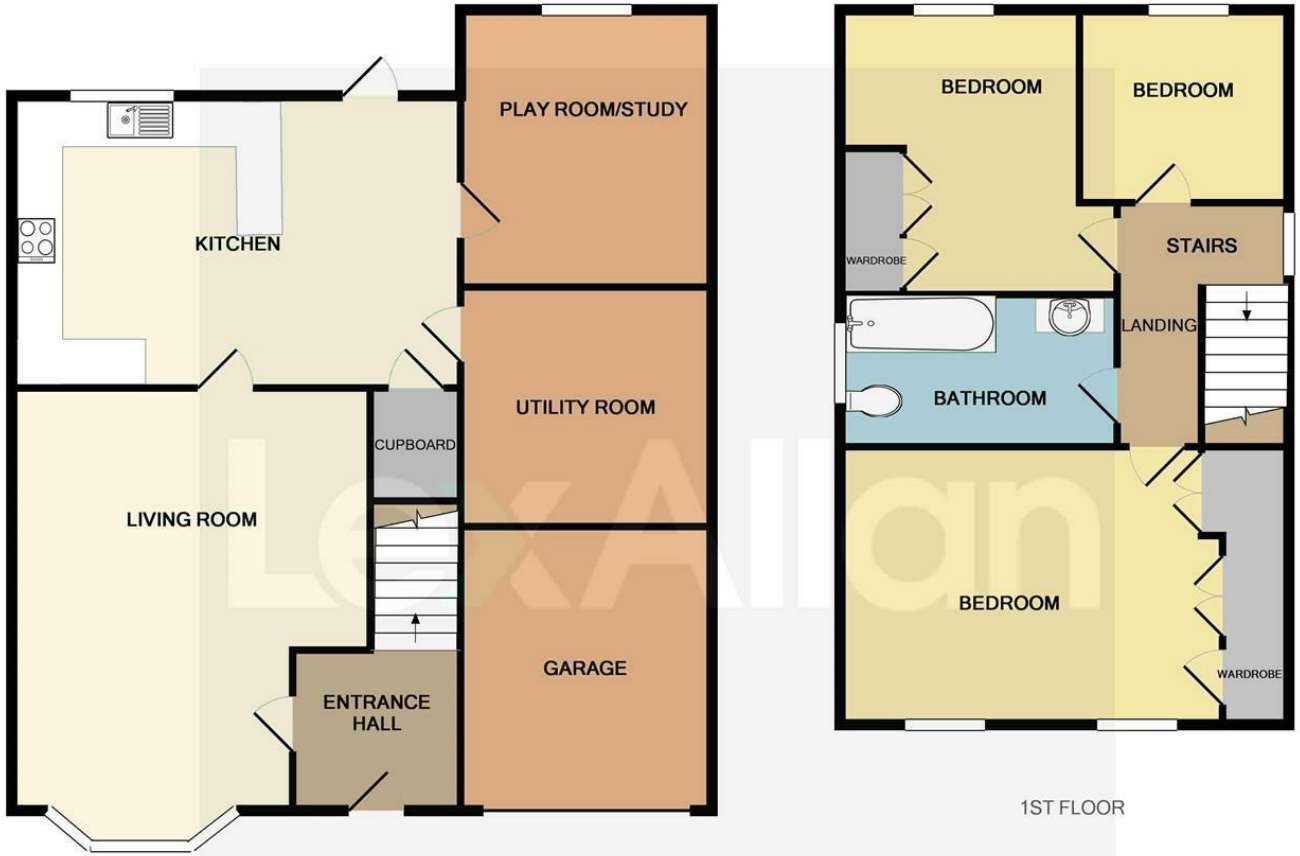
The property lies close to a number of amenities within the area such as regular public transport services, schools suiting all age ranges and numerous shops and services, including Sainsbury′s supermarket, whilst Stourbridge town centre and the Merry Hill complex are located a short drive away. It provides the ideal base for those working in and around the Black Country and Birmingham with excellent access to commercial centres as well as the M5 motorway network from Halesowen.

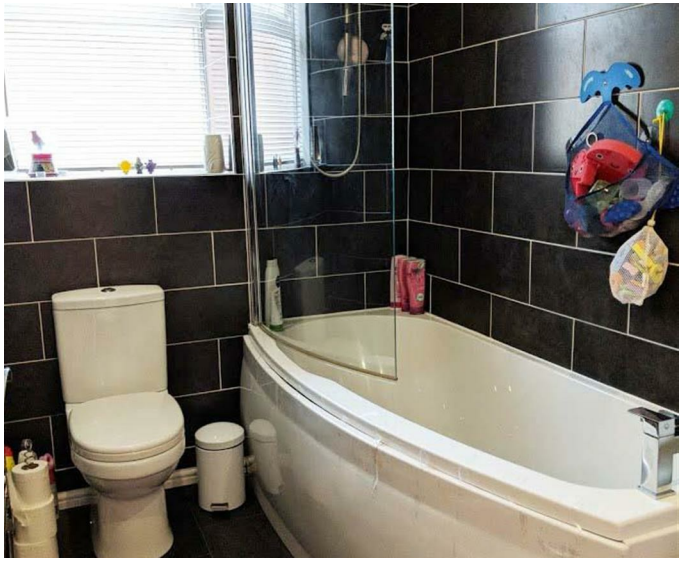
Referral Fees

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 £175 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 Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 25% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys 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 floor plan contained here, measurements of doors, windows, rooms and any other items 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 as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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