LexAllan

local knowledge **exceptional service**

4 Swin Forge Way, Swindon, Dudley, DY3 4NE

** FULL REFURBISHMENT OPPORTUNITY IN THE VILLAGE OF SWINDON **
Please note this property has significant flood damage & is in need of full refurbishment from electrics, plumbing, heating & decoration throughout.

This sought after Swindon address boasts a three/four bedroom detached with NO UPWARD CHAIN and huge potential for a fantastic family home. The property itself comprises of driveway, entrance hall, lounge opening into dining area, kitchen, downstairs fourth bedroom/reception room and shower room. To the first floor are three further bedrooms and house bathroom. To the rear a private and enclosed garden.

For further information or to arrange your viewing contact the office.

Approach
Tarmac driveway, lawn area and steps into:

Entrance Hall
Door and double glazed window to front

Lounge
12'6" x 15'5" (3.8 x 4.7)
Double glazed window to front, central heating radiator and stairs off

Diner
7'3" x 9'6" (2.2 x 2.9)
Double glazed window to rear and central heating radiator

Kitchen
9'6" x 7'7" (2.9 x 2.3)
Double glazed window to rear, range of wall and base units with work surface over incorporating sink, gas hob and oven, tiled floor and splash backs, boiler and cupboard off

Reception Two/Bedroom Four
7'3" x 9'2" (2.2 x 2.8)
Double glazed window to front and central heating radiator

Shower Room
6'3" x 7'3" (1.9 x 2.2)
Double glazed window to rear, w,c, wash hand basin, electric shower, central heating radiator, tiled splash backs and extractor fan

Landing
Double glaze window to side, cupboard off, access to loft space and doors off

Bedroom One
8'10" x 9'6" (2.7 x 2.9)
Double glazed window to rear and central heating radiator

Bedroom Two
8'2" x 10'6" (2.5 x 3.2)
Double glazed window to front and central heating radiator

Bedroom Three
6'11" x 7'7" (2.1 x 2.3)
Double glazed window to front and central heating radiator

Bathroom
Double glazed window to rear, w,c, wash hand basin, bath with mixer tap, central heating radiator and tiled splash backs

Rear Garden
Slab patio, lawn, gated side access and all with fencing and hedging to enclose

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 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.

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 £240 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.

Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We advise buyers to confirm the accuracy of this information with their solicitor.

Council Tax Band D

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.

The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH
info@lexallan.co.uk
01384 379450
www.lexallan.co.uk

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