



**LexAllan**

local knowledge exceptional service

10 Morvale Street, Stourbridge, West Midlands, DY9 8DE

This four bedroom detached family home has been modernised throughout by the current owners. Offering a tremendous amount of accommodation inside and being surrounded by local amenities this truly is a must view. The property itself comprises of an entrance hallway, lounge, kitchen, four bedrooms, one with en-suite, private rear garden and garage. Viewings are highly recommended to appreciate the accommodation on offer.

### Approach

Slabbed steps lead up to the property, driveway and lawn can be found either side.

### Entrance Hall

Spacious hall with doors radiating off, central heated radiator.

### Lounge

15'3" x 12'10" (4.65 x 3.92 )

Gas fire place with surround, double glazed window to front, central heated radiator.

### Kitchen

18'6" x 8'2" (5.65 x 2.49)

Variety of wall and base units, 'Bosch' double oven, induction hob with extractor above, inset sink, plumbing for washing machine, two double glazed windows to rear, access leading to the garden, central heated radiator, tiled flooring,

### Master Bedroom

12'11" x 10'9" (3.94 x 3.29 )

Double glazed window to front, central heated radiator, en-suite off.

### En-Suite

Shower cubicle, wash hand basin with storage under, w.c, vanity mirror, spot lights, heated towel rail.



### Bedroom 2

14'3" x 6'11" (4.35 x 2.12 )

Double glazed window to front, central heated radiator.

### Bedroom 3/ Dining Room

11'0" x 8'8" (3.36 x 2.65 )

Double glazed window, central heated radiator.

### Bedroom 4

10'6" x 7'0" (3.21 x 2.15 )

Double glazed window to rear, storage cupboard, central heated radiator.

### Bathroom

Bath with shower over, wash hand basin with storage under, w.c, spot lights, heated towel rail, double glazed window to side.

### Rear Garden

A generous decked area perfect for summer evening spent with friends and family, steps lead down to lawn area along with access to the garage.

### Garage

Up and over door to front, power and lighting throughout.

### The Location

The property lies close to all of the excellent amenities to be found in and around Lye including shops, local public transport services and schools suiting most age ranges. An ideal base for those working and commuting within the Black Country and Birmingham with motorway access via the M5 to the Midland motorway network and railway services from Lye, Cradley Heath or Stourbridge.

### 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.



## Council Tax Band C

### 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 £24 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.

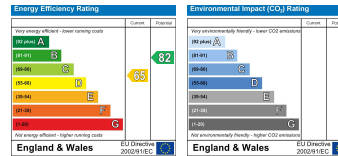
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide 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 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 effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and not necessarily correct for any area dependent on the contractor. This is a technical document prepared with care through a series of steps to ensure compliance with the relevant regulations. It is not intended to be used as a guide to the actual dimensions of the property and the seller accepts no liability for any errors or omissions.



**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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