



**LexAllan**

local knowledge exceptional service

11 Ibstock Drive, Stourbridge, West Midlands, DY8 1NW

This four bedroom detached family home sits within walking distance to Stourbridge Town Centre making it ideal for nearby commuter links and local amenities. The property itself gives spacious accommodation comprising of lounge, kitchen, dining room and downstairs w.c. To the first floor are four bedrooms and house bathroom. Surrounding the property is the beautifully maintained gardens, as well as drive offering ample parking and access into the garage. For further information or to arrange your viewing contact the office on 01384 442464.



#### Approach

Tarmac drive providing off road parking for multiple vehicles, mature front garden.

#### Entrance Hall

Spacious hall with doors radiating off to all ground floor accommodation, stairs rising to first floor, central heated radiator.

#### Lounge

18' 1" x 12' 9" (5.52x3.91)

Patio door allowing access to the garden, gas fireplace, central heated radiator.

#### Dining Room

12' 2" x 8' 11" (3.72x2.72)

Double glazed bay window to front, central heated radiator.

#### Kitchen

9' 9" x 8' 7" (2.99x2.63)

Variety of wall and base units, integrated fridge/freezer, gas oven, tiled splash back and flooring, stainless steel sink and drainer, double glazed window to front and side, plumbing for washing machine and dishwasher.

#### WC

Wash hand basin, W.C., double glazed window to side, under stair storage.

#### Landing

Bright and airy landing with access to all first floor accommodation, loft access, storage cupboard.

#### Bedroom 1

13' 3" x 9' 8" (4.05x2.95)

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

#### Bedroom 2

10' 9" x 9' 10" (3.29x3.00)

Double glazed window to front, central heated radiator.

#### Bedroom 3

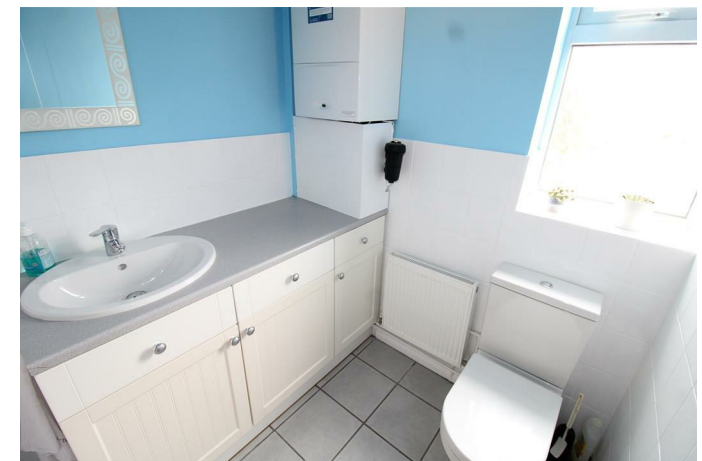
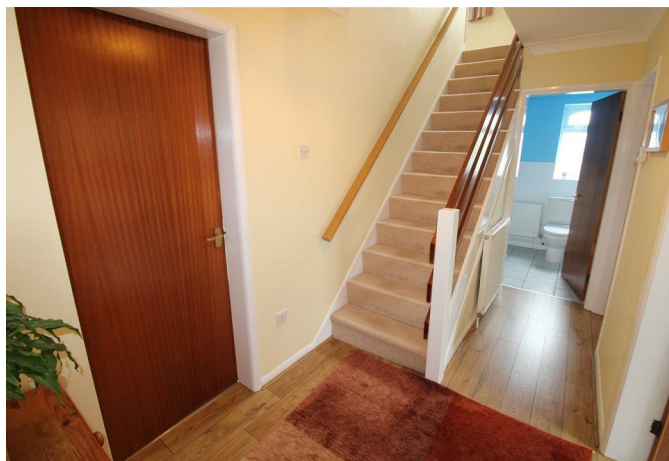
10' 4" x 8' 3" (3.17x2.54)

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

#### Bedroom 4

10' 3" x 7' 2" (3.14x2.19)

Double glazed window to front, central heated radiator.



### Bathroom

Bath with shower over, wash hand basin, W.C, double glazed window to side.

### Garage

17' 11" x 8' 2" (5.47 x 2.50)

Up and over door to front, power and lighting throughout, double glazed window to rear, access to garden.

### Garden

Private and peaceful garden with generous patio area and neat and tidy lawn with mature shrubs throughout.

### The Location

Ibstock Drive is within range of excellent schools suiting all age ranges, Stourbridge Junction railway station and the Midland motorway network nearby, and quality shopping facilities in both Oldswinford village and Stourbridge town centre. In addition, the ever popular Mary Stevens park is situated a relatively short walk away.

### 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 E

### 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.

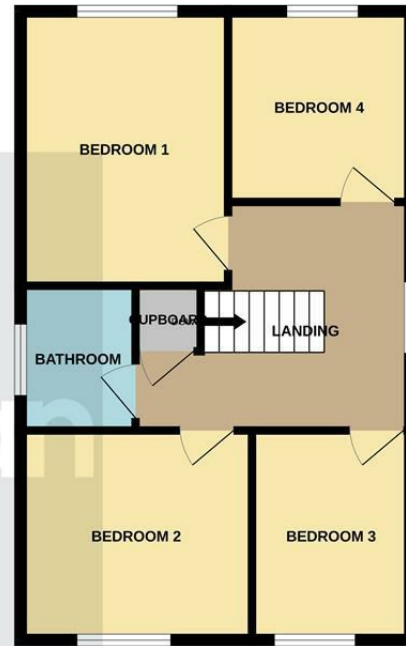
### Money Laundering Regulations.

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.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs		Very low embodied body history - lower CO <sub>2</sub> emissions	
A	B	A	B
B	C	B	C
C	D	C	D
D	E	D	E
E	F	E	F
F	G	F	G
G		G	
72	85		
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales

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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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