



LexAllan

local knowledge exceptional service

42 Camphill, Stourbridge, West Midlands, DY8 4AD

**** PERFECT FOR THOSE LOOKING TO UPSIZE ****

This charming three bedroom detached property has been truly well maintained and modernised by the current owners to create a welcoming family home. Having spacious accommodation throughout and an easy to maintain rear garden, this truly is a must view. The property comprises of a spacious entrance hall, lounge, kitchen/diner, downstairs w.c. To the first floor are three bedrooms with the master having an ensuite and family bathroom. To the rear is a peaceful garden with ample off road parking and garage to front. Viewings are available immediately so call today.

Approach

Block paved driveway to front providing ample off road parking.

Entrance Hall

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

Lounge

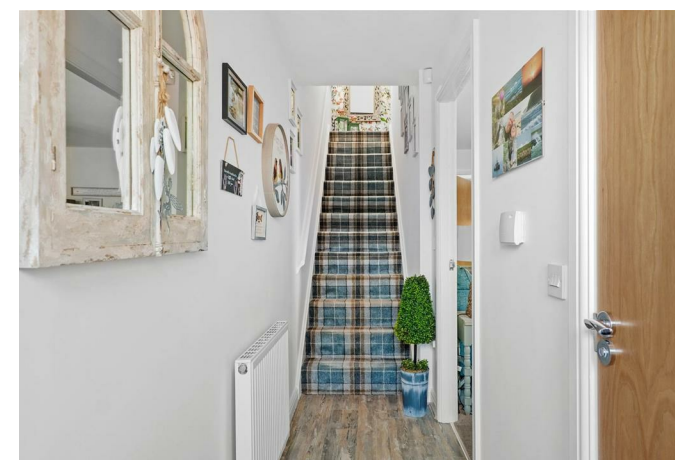
Double glazed bay window to front, large under stair storage cupboard, central heated radiator.

Kitchen/Diner

Variety of wall and base units, integrated fridge/freezer, dishwasher and washing machine, inset dual stainless steel sink, 'Bosch' electric oven, four ring gas hob with extractor above, tiled flooring, double glazed window to rear, French doors allow access to the garden, central heated radiator, spot lights.

Landing

Spacious landing with doors radiating off to all first floor accommodation, loft access, double glazed window to side, large storage cupboard, central heated radiator.



Bedroom 1

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

En-Suite

Shower, wash hand basin, W.C, central heated radiator.

Bedroom 2

Double glazed window to rear, central heated radiator.

Bedroom 3

Double glazed window to front, central heated radiator.

Bathroom

Bath with shower over, wash hand basin, w.c, central heated radiator, double glazed window to rear.

Rear Garden

A private garden that has been well landscaped throughout, generous decking area is perfect for summer evenings spent with friends and family, raised beds can be found throughout with a slate chipped path through. Access to the garage can also be found.

Garage

Up and over door to front.

The Location

Wordsley offers many local amenities including schools at both junior and senior levels, canal walks, King George V Park, Red House Glass Cone, pubs and eateries, regular bus services run from Stream Road into Stourbridge bus station, and Kingswinford also has a great selection of shops for all day to day needs. Located next to the canal offering lovely easy access to plenty of foot paths leading throughout the borough and surrounding.



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 D

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.

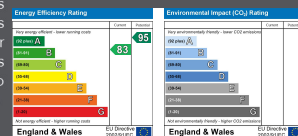
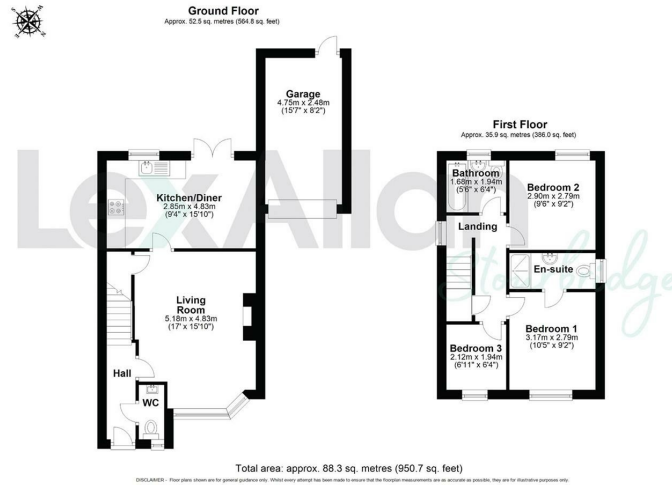
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide 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

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

LexAllan

local knowledge exceptional service