



LexAllan

local knowledge exceptional service

143 The Broadway, Norton, Stourbridge, West Midlands, DY8
3HY

'Super semi-detached'

This three bedroom home makes for a great buy thanks to the modern and move in ready accommodation at this highly sought after address near to schools and other amenities. The property itself comprises of a large driveway, porch, welcoming entrance hall, lounge, kitchen/diner, utility, downstairs w,c and lean to. To the first floor are three bedrooms and house bathroom. Finally a spacious garden to the rear. For further information or to arrange your viewing contact the office.

Approach

Block paved driveway offering parking for a number of cars, lawn, flower beds with plants and shrubs

Porch

Tiled floor, double glazed door to front

Entrance Hall

Window and door to front, central heating radiator, stairs rising to first floor accommodation and understairs cupboard

Lounge

Double glazed bay window to front, central heating radiator and log burner

Kitchen/Diner

Door and window to rear, central heating radiator, double glazed window to side, range of wall and base units with work surface over incorporating sink with mixer tap, electric hob with extractor hood over, integrated oven, dishwasher and tiled splash backs

Utility

Double glazed door to rear and space and plumbing for washing machine

Downstair w,c

Low level w,c and window to side

Lean to

Door, windows and tiled flooring

Landing

Double glazed window to side and doors radiating off



Bedroom One

Double glazed bay window to front, central heating radiator and built in wardrobe

Bedroom Two

Double glazed window to rear and central heating radiator

Bedroom Three

Double glazed window to front, central heating radiator and access to loft space

Bathroom

Double glazed window to rear, central heating radiator, wash hand basin with mixer tap and storage below, low level w,c, shower and cupboard

Rear Garden

Slab patio, lawn, beds with plants and shrubs, side access via garage style door, all with fencing and hedging to enclose

Location

Norton lies on the southern semi rural borders of Stourbridge and is ideally situated for easy commuting to most commercial centres within the West Midlands, north Worcestershire, the Black Country and Birmingham. Kidderminster and Worcester are easily within reach with the Midlands motorway network being accessed via the M5 from Halesowen or Bromsgrove. Stourbridge Junction railway station is approximately a mile and a half away and offers direct trains to Birmingham, Worcester and London. Excellent primary schools and Mary Stevens park are within walking distance. This southern side of Stourbridge extends seamlessly into beautiful Worcestershire countryside and offers a myriad of bridle ways, footpaths and beautiful villages to explore.

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.

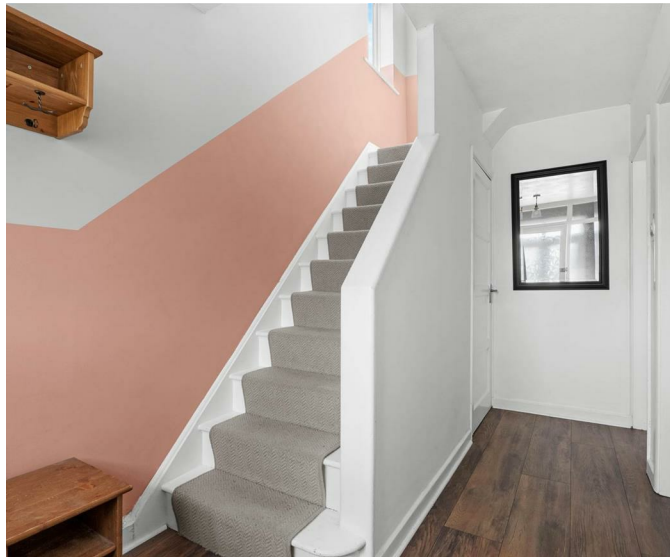
Referral Fees.

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

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 and/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.



The Auction House, 87 - 88 St. Johns Road,

Stourbridge, West Midlands, DY8 1EH

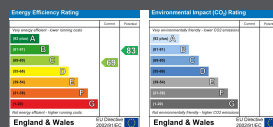
info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.