



**LexAllan**

local knowledge exceptional service

3 Whittington Road, Norton, Stourbridge, West Midlands, DY8  
3BL



## \*\* SUPERB LOCATION, SUPERB ACCOMMODATION \*\*

This four bedroom detached family home has been truly well maintained by the current owners and offers a family friendly layout throughout. Having one owner since new and situated on a sought after address in Norton this truly is a must view. Whittington Road is a very efficient home with solar panels, optimized with battery storage & hot water solar heating system. In brief the property comprises, spacious entrance hall, lounge, kitchen/diner, utility and guest w.c. To the first floor is the master bedroom with en-suite, three further bedrooms and family bathroom. To the rear offers private garden with summer house along with ample off road parking to the side along with a double garage. Viewings are highly recommended to appreciate the accommodation on offer.

### Approach

Block paved driveway to side providing ample off road parking (upto 8 cars), block paved path with neat and tidy lawn to side allows access into the entrance hall.

### Entrance Hall

A warm and welcoming hall with doors radiating off, stairs rise to first floor, two large storage cupboards, central heated radiator.

### Lounge

Double glazed bay window to front, central heated radiator, spot lights.

### Kitchen/Diner

The kitchen offers a variety of wall and base units, double electric oven, integrated microwave and dishwasher, five ring gas hob with extractor above, inset dual sink with mixer tap, breakfast bar, French doors allow access to the rear garden, door off to utility, central heated radiator, spot lights, double glazed window to rear.

### Utility

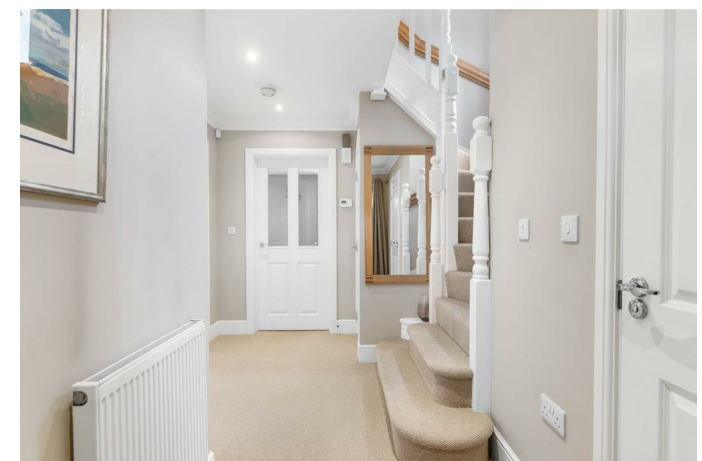
Wall and base units, stainless steel sink and drainer, plumbing for washing machine and tumble dryer, central heated radiator, spot lights, door access leading to the side.

### W.C

Wash hand basin, w.c, chrome heated towel rail, spot lights, double glazed window to front.

### Landing

A bright and airy landing with doors radiating off, double glazed window to side, loft access, large storage cupboard.



### Bedroom 1

Two fitted wardrobes, access off to en-suite, double glazed window to front.

### En-Suite

Shower cubicle, wash hand basin, w.c, spot lights, chrome heated towel rail, double glazed window to side, tiled flooring.

### Bedroom 2

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

### Bedroom 3

Double glazed window to rear, central heated radiator.

### Family Bathroom

P shaped bath with shower over, wash hand basin, w.c, chrome heated towel rail, double glazed window to side.

### Bedroom 4

Double glazed window to front, central heated radiator.

### Summer House/Garden Office

Door access to front with glazed windows overlooking the garden, power and lighting throughout.

### Rear Garden

A private and peaceful garden that offers a block paved patio area, neat and tidy lawn, outdoor power sockets, access to the garage & side.

### Double Garage

Electric door to front, power and lighting throughout, side door access leading to garden.

### Council Tax Band F

### The Location

Whittington Road is close to a multitude of amenities including a good range of shops, school and passing buses, as well as close walking distance of Mary Stevens Park. A great base for those commuting to nearby commercial centres in and around Stourbridge and the Black Country, the Midland motorway network is accessible via the M5 at Halesowen and railway services run from Stourbridge junction.





## 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.

## Money Laundering Regulations.

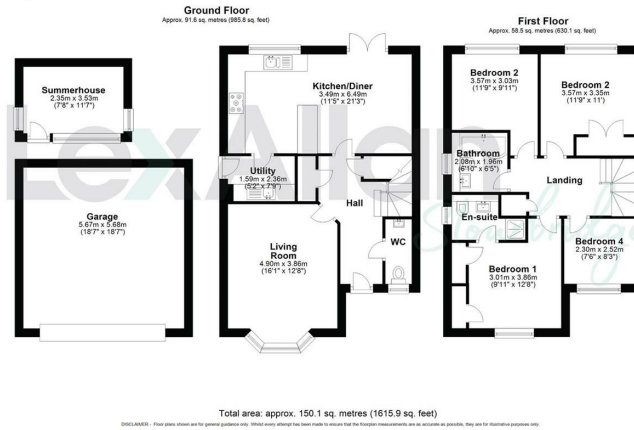
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof 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.

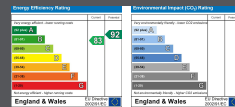
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide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



**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.



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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.