



LexAllan

local knowledge exceptional service

12 Oakleigh Road, Oldswinford, Stourbridge, West Midlands,
DY8 2JX

A splendid semi detached property which having undergone refurbishment by it's current owners resulting in stylish family friendly accommodation. Sitting in within the popular Oldswinford location, the property is entered via a welcoming entrance hallway having a lovely lounge off to the front and access into the stunning kitchen family room to the rear which enjoys views of the garden to the rear through the bi-folding doors. On the first floor are three bedrooms and a family bathroom whilst outside has a tidy rear garden and a driveway for two vehicles to the front.

Approach

Gravelled driveway providing ample off road parking leading you to the following accommodation.

Entance Hall

Stairs rising to the first floor, central heating radiator, doors radiating off to the living room and kitchen family room

Living Room

11'11" x 11'2" (3.65m x 3.42m)

Beautiful herringbone flooring, tiled hearth with space for log burner, double glazed window and double glazed bay window with fitted shutters

Dining Area

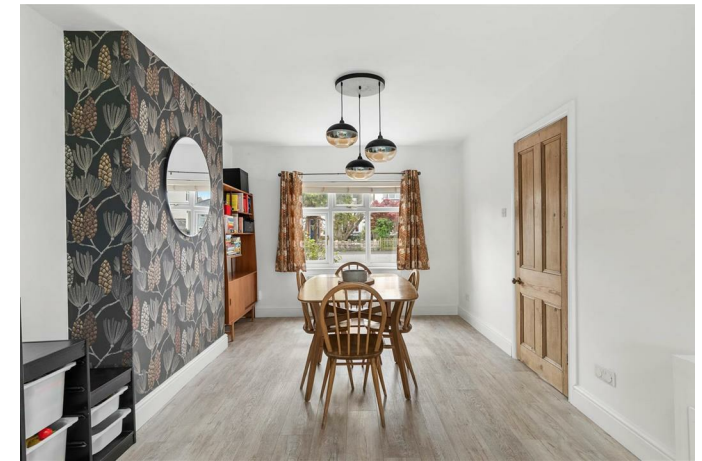
15'3" 10'6" (4.65m 3.21m)

Double glazed window, central heated radiator and open plan with the kitchen making a stunning kitchen family room.

Kitchen Area

21'4" x 15'9" (6.52m x 4.81m)

The heart of the home, this wonder kitchen benefits from a feature island with inset sink top with drainer built into 'Quartz' work top, integrated dishwasher and washing machine and space for a tumble dryer as well as a built in bin and base unit. Further base and wall units with 'Quartz' work tops, integrated fridge freezer, double oven, induction hob with cooker hood, underfloor heating, 3 velux windows and bi-folding doors opening out into the rear garden also providing natural light.



Landing

Loft hatch for access and double glazed window.

Bedroom One

12'2" x 11'5" (3.73m x 3.48m)

Two double glazed windows and central heating radiator.

Bedroom Two

11'6" x 11'6" (3.53m x 3.51m)

Double glazed window and central heating radiator.

Bedroom Three

8'6" x 8'6" (2.6m x 2.6m)

Fitted 'Sharps' wardrobes, double glazed window and central heating radiator.



Bathroom

Panelled bath with shower fitting, low flush WC, pedestal wash hand basin, heated towel rail, cupboard housing combination boiler, double glazed window.

Rear Garden

Gravelled areas providing a fabulous seating area to the bottom of the garden, neat and tidy lawn area bordered with flowers and flowering shrubs, garden shed and gated side access.

Council Tax Band D

Location

Oakleigh Road is located in prime Oldswinford location not far from Mary Stevens Park and a host of amenities in and around Oldswinford itself, such as schools, local shops and public transport services. Railway services run from Stourbridge Junction approximately three quarters of a mile away and the Midland motorway network can be accessed via the M5 from Halesowen or Bromsgrove.

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.

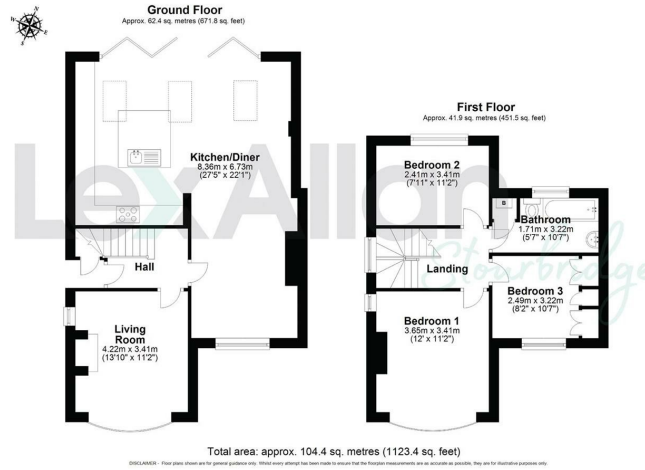
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide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

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.



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



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