



LexAllan

local knowledge exceptional service

Hillville Lodge Swincross Road, Oldswinford, Stourbridge, West
Midlands, DY8 1NL

This traditional character property is thought to be a former gate keepers home, and offers a real wow factor thanks to stunning original features and a recent refurbishment through out. All this at a sought after location within walking distance to various shops, amenities and Stourbridge Junction.

The property itself comprises of a driveway, entrance hall, stunning open plan lounge/diner and kitchen area with large store rooms off, bathroom, three bedrooms to the ground floor and the master bedroom having a floor to itself above.

This one of a kind property must be viewed to be fully appreciated. For further information or to arrange your viewing contact the office.

Approach

Block paved drive, slab pathway with gravel borders and beds to surround and metal railings

Hallway

Double glazed door to front, central heating radiator, stairs rising to 1st floor bedroom and understairs cupboard off

Kitchen/Diner

Sash window, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated oven, dishwasher, fridge and freezer, tiled splash backs, feature central heating radiator, lantern style skylight, double glazed window and door to side and store rooms off

Lounge

Double glazed windows to front

Bathroom

Shower, wash hand basin with mixer tap and storage below, low level w,c, window to rear, heated towel rail, tiled floor and splash backs and extractor fan

Bedroom One

Sash windows with secondary glazing and central heating radiator

Bedroom Two

Sash window and central heating radiator

Bedroom Three

Sash window to front and side, central heating radiator and feature fireplace



Bedroom Four

Sash window to front, double glazed window and door to rear, central heating radiator and feature fireplace

Rear Garden

Slab patio, gravel area, flower beds with plants and shrubs, side gate and all with fencing and walls to enclose

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.

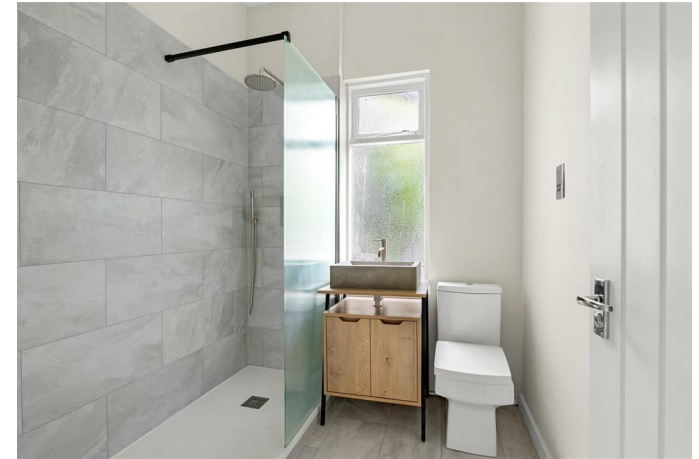
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

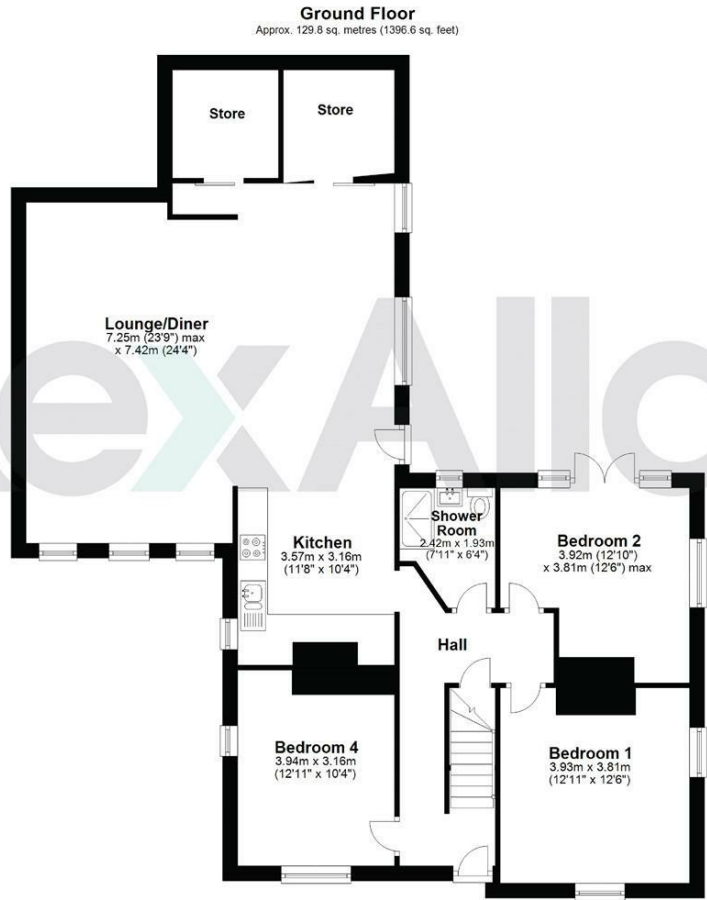
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would 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.

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





| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| 92-100 | A | | 81 | 92-100 | A | | |
| 81-91 | B | | | 81-91 | B | | |
| 69-80 | C | | | 69-80 | C | | |
| 55-68 | D | | | 55-68 | D | | |
| 45-54 | E | | | 45-54 | E | | |
| 35-44 | F | | | 35-44 | F | | |
| 2-34 | G | | | 2-34 | G | | |
| 1-3 | H | | | 1-3 | H | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | | EU Directive 2002/91/EC | |

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Stourbridge



Total area: approx. 148.7 sq. metres (1601.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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.

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