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18 Beech Road, Norton, Stourbridge, West Midlands, DY8
2AR

This stunning four bedroom detached family home offers character and charm throughout thanks to the stunning original features and spacious accommodation on offer. Having been well maintained by the current owners this family home is turn key ready and is the ideal base for growing families.

Upon entering you are greeted with beautiful Minton flooring through out the entrance hall, lounge opening into the orangery, sitting room with feature bay, kitchen/diner, and utility/w.c. To the first floor is the master bedroom with en-suite off, three further double bedrooms and family bathroom. The true asset to Beech Road is the private and peaceful South facing garden that has been meticulously maintained by the current vendors. In addition to the driveway giving ample off-road parking a detached garage is to the side.

Situated in a sought-after location, residents will enjoy easy access to Mary Stevens Park, as well as a number of other local amenities and commuter links just a stones throw away. Don't miss out on the opportunity to own this substantial family home in such a desirable location. Contact us today to arrange a viewing and experience the charm and warmth this property has to offer.

Approach

Block paved driveway to front providing off road parking for multiple vehicles, access to garage via double doors.

Entrance Hall

A bright and open entrance hall with doors radiating off, stairs rise to first floor, central heated radiator, tiled flooring throughout.

Lounge

12'5" x 14'9" min 17'8" max

Open fire place, wall mounted side lights, French doors open to the orangery, sash windows to front and side, central heated radiator.

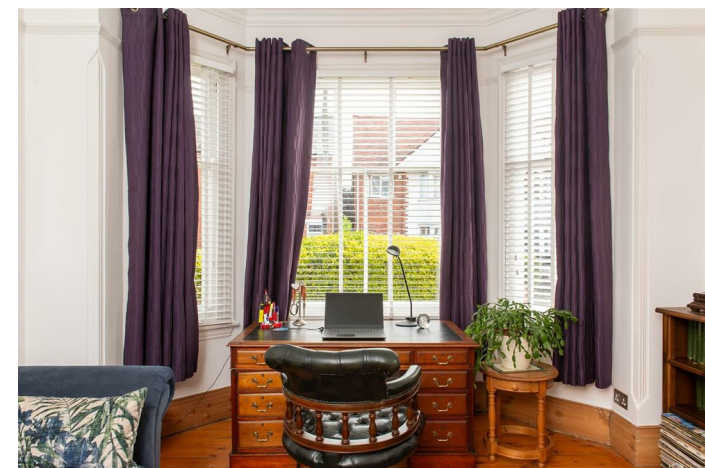
Sitting Room

12'5" x 15'5" into bay

Log burner with quarry tile hearth, sash bay window to front, central heated radiator.

Lobby

Doors off to utility and kitchen/diner, access to the side of the property.



Kitchen/Diner

12'5" x 29'10"

Variety of base units, inset dual stainless steel sink with mixer tap, integrated dishwasher, Rangemaster electric oven with 6 ring gas hob and extractor over, large fitted sideboard with ample storage, large breakfast bar, access off to the orangery and rear garden via French doors, two central heated radiator, storage cupboard housing the boiler, two mock style sash windows to side, spot lights.



Utility/W.C

Worksurface with plumbing for washer and dryer under, wash hand basin, w.c, window to side, under stair storage, spot lights.

Orangery

12'6 x 18'0 max

French doors open to the rear garden, under heating throughout, spot lights.

Landing

A bright and open landing with doors radiating off, stained glass window to side along with sash window to front, central heated radiator.

Master Bedroom

12'5" x 16'6 max

Sash window to side and rear, access to en-suite, central heated radiator.

En-suite

Shower cubicle, wash hand basin with storage under, w.c, shaver socket, spot lights.

Bedroom 2

12'1" x 8'7 minimum

Sash bay window to front with seating area, large walk in wardrobe, central heated radiator.

Bedroom 3

15'1" x 12'5"

Sash windows to front/side and rear, central heated radiator.

Bedroom 4

12'5" x 8'10"

Sash window to side, central heated radiator.

Bathroom

Freestanding roll top bath, shower cubicle, pedestal wash hand basin, w.c, sash window to side, central heated radiator with towel bar.



Rear Garden

A superb block paved patio area perfect for those summer evenings spent with friends and family, mature beds throughout and pond area, neat and tidy lawn with sweeping path to side leads to a further seating area overlooking the lawn area, further gravelled area to the rear can be found perfect for hidden den or shed area.

Garage

Double doors to front with power and lighting through, side access leading into the garden.

The Location

Beech Road is situated close to a number of local schools and amenities such as the nearby Oldswinford Church of England Primary School, as well as Oldswinford Hospital and Rudolf Steiner Elmfield school, Gigmill and St. Joseph's Catholic Primary. Oldswinford itself supports first class shops and services and Stourbridge Junction Railway Station is only a stone's throw away. The area provides an ideal base for those working in Stourbridge, as well as the Black Country, Birmingham, North Worcestershire and the West Midlands, whilst the M5 motorway network can be approached from nearby Halesowen or Bromsgrove. A short walk allows easy access into Mary Stevens Park.

Council Tax Band F



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.

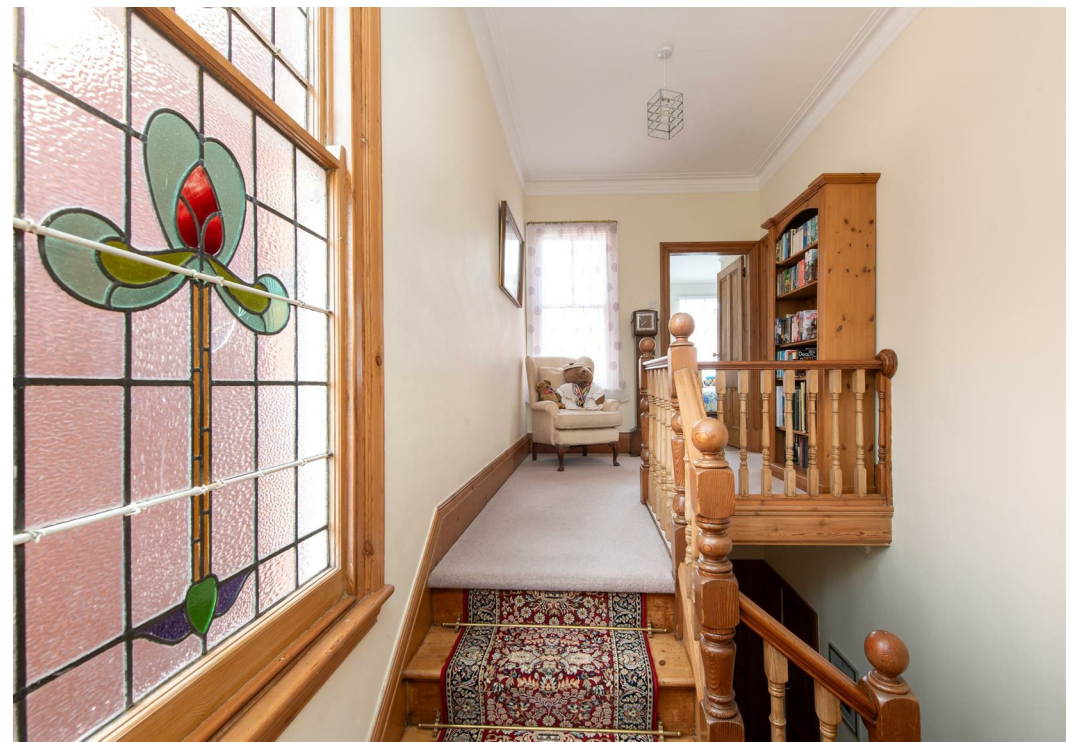
Referral Fees.

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.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The fixtures, fittings and appliances shown have not been tested and no guarantee is given to their operation or fitness for use for them.

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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.

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