



**LexAllan**

local knowledge exceptional service

49 Forge Lane, Kingswinford, West Midlands, DY6 0LG



### 'Fantastic family home on Forge Lane'

With NO UPWARD CHAIN this one of kind property is not to be missed, the four bedroom cottage style detached has some stunning character features, whilst been impressively extended, improved and modernised by the current long standing vendors.

Tucked away at the end of this fantastic address, the property itself comprises of driveway and additional parking either side of the property as well as double garage. The entrance hall leads into the wow factor open plan lounge/diner/kitchen, being an ideal entertaining space with a stunning vaulted ceiling, fitted sound system linked to electric drop down projector home cinema system and bi folds opening onto the courtyard garden. Reception rooms sit either side of a feature brick fireplace with duel aspect log burner. Cloakroom, utility and cellar off the kitchen completes the downstairs accommodation. To the first floor are four good sized bedrooms, the rear rooms with beautiful far reaching views, two en suites, house bathroom and jack and jill dressing room.

Finally a beautifully maintained mature cottage style garden to the front makes the property a must view. For further information or to arrange your viewing contact the office.

#### Approach

Driveway to side accessed via gates and leading to garage, further parking to back of the garden with lighting and electrical supply

#### Entrance Hall

Door to front, central heating radiator, stairs rising to first floor accommodation and tiled floor

#### Reception One

12'1" x 12'5"

Double glazed window to front and central heating radiator

#### Reception Two

15'1" x 12'1"

Double glazed window to side, central heating radiator, log burner with feature exposed brick fireplace

#### Kitchen/Diner/Lounge

19'4" min 23'3" max x 34'1"

Bi folds opening to the rear courtyard, double glazed windows, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, oven, integrated dishwasher, microwave, tiled floor and splash backs, skylights set into feature vaulted ceiling, inset sound system with drop down projector screen, log burner, cupboard off, central heating radiator, and stable door opening onto the drive





Cloakroom  
Wash hand basin with mixer tap and storage below, low level w,c, heated towel rail, tiled floor and splash backs

Utility  
8'10" x 10'2"  
Wall and base units with work surface over incorporating wash hand basin, space and plumbing for washing machine, tiled floor and splash backs and housing one of the boilers

Cellar  
9'10" x 7'6"

Landing  
Central heating radiator, double glazed window to side, access to loft spaces, cupboard housing second boiler and doors off

Bedroom One  
11'1" min 18'0" max x 12'5"  
Double glazed window to front, central heating radiator and fitted wardrobes

En suite  
Shower, wash hand basin with mixer tap, double glazed window to rear, heated towel rail, low level w,c, tiled floor and splash backs

Bedroom Two  
13'1" x 10'5"  
Double glazed window to rear and side with far reaching views and central heating radiator

En suite Two  
Low level w,c, wash hand basin with mixer tap, shower, heated towel rail, tiled floor and splash backs and extractor fan

Bedroom Three  
12'5" x 9'6" min 10'9" max  
Double glazed window to side and central heating radiator

Bedroom Four  
12'1" x 12'9" max 11'5" min  
Double glazed window to front and central heating radiator

Jack and Jill Dressing Room  
With access to further loft space

Bathroom  
Central heating radiator, wash hand basin, low level w,c, tiled splash backs, extractor fan, bath with mixer tap, double glazed window to side and shower





#### Courtyard Garden

Block paved patio, gravel bedding, fish pond, brick built store/log shed off and walls to enclose

#### Main Garden

With gravel boarder and pathways, flower beds with a large collection of mature plants and shrubs, gated access to front and side additional parking area being accessed via double gates, walls and fencing to enclose

#### Garage

Large driveway with car port, electric door to front.

#### Council Tax Band D

#### 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 £300 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.

### The Location

Wall Heath village is situated on the outskirts of Kingswinford and has a wide variety of shops and amenities catering for everyday needs, and excellent schools at both junior and senior level. Stourbridge town centre and its range of shops, bars and restaurants is a 10 minute drive away, and Wolverhampton can be easily accessed via the A449. The area has a wide variety of housing stock and has a reputation as being "family friendly".

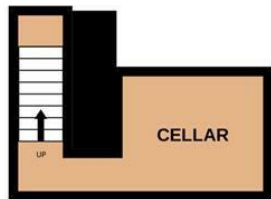




Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(93-100) <b>A</b>		(93-100) <b>A</b>	
(85-92) <b>B</b>		(85-92) <b>B</b>	
(75-84) <b>C</b>	76	(83-84) <b>C</b>	
(65-74) <b>D</b>		(81-82) <b>D</b>	
(55-64) <b>E</b>		(79-80) <b>E</b>	
(45-54) <b>F</b>		(77-78) <b>F</b>	
(35-44) <b>G</b>		(75-76) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC



**BASEMENT**  
117 sq.ft. (10.8 sq.m.) approx.



**TOTAL FLOOR AREA : 3192 sq.ft. (296.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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