



**LexAllan**

local knowledge exceptional service

36 Whittington Road, Norton, Stourbridge, West Midlands, DY8  
3DB



**\*\* SUPERB PROEPRTY, SUPERB LOCATION \*\***

This detached family home has been well maintained by the current owners and offer spacious living throughout. Situated in the heart of Norton you have superb amenities on your doorstep and surrounded by local schooling options. The property comprises of; entrance hall, lounge, kitchen, dining room, snug, conservatory and guest w.c. To the first floor are four bedrooms , one with en-suite and jack and jill style family bathroom. The second floor offers master bedroom with en-suite and dressing room off, two large store rooms. To the rear is a peaceful garden along with ample off road parking to front. Viewings are highly recommended to appreciate the accommodation on offer.



**Approach**

Block paved driveway offering parking for a number of cars and gated side access

**Entrance Hall**

Double glazed door to front, central heating radiator and cupboard off

**Lounge**

Bi fold doors to rear opening into the conservatory, log burner and central heating radiator

**Dining Room**

Double glazed window to front, central heating radiator and stain glass window

**Reception Three**

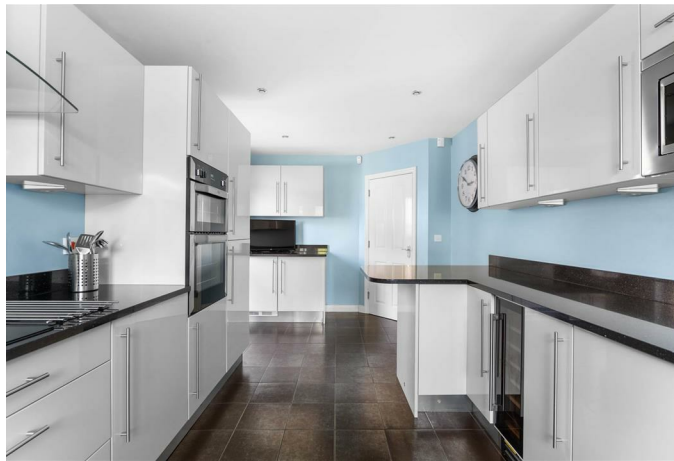
Double glazed window to front and central heating radiator

**Breakfast Kitchen**

Double glazed window to rear, range of wall and base units with work surface over incorporating sink with mixer tap, electric hob with extractor hood over, integrated dishwasher, fridge, freezer, washing machine, microwave, tumble drier, wine fridge, central heating radiator, breakfast bar and tiled floor

**Conservatory**

Double glazed windows and doors



### Cloakroom

Low level w,c, wash hand basin, central heating radiator, tiled floor and splash backs and double glazed window to side

### Landing

Stairs rising to top floor accommodation, cupboard and doors off

### Bedroom One

Skylights and central heating radiator

### Dressing Room

Skylight, built in wardrobe, and central heating radiator

### En suite

Bath with mixer tap over, low level w,c, wash hand basin with mixer tap and storage below, shower, heated towel rail, tiled floor and splash backs, extractor fan and skylight

### Bedroom Two

Double glazed window to rear, central heating radiator and built in wardrobe

### En Suite Two

Central heating radiator, low level w,c, wash hand basin, shower, en suite, tiled floor and splash backs and extractor fan

### Bedroom Three

Double glazed window to front and central heating radiator

### Bedroom Four

Double glazed window to rear and central heating radiator

### Bedroom Five

Double glazed window to front and central heating radiator

### Jack and Jill Bathroom

Low level w,c, double glazed window to side, bath, wash hand basin, shower, extractor fan, tiled floor and splash backs and central heating radiator

### Rear Garden

Slab path and patio, lawn, beds with plants and shrubs, decking, electric point, side gate and fencing to enclose

### Council Tax Band F





## 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.

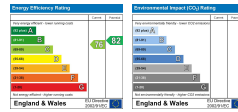
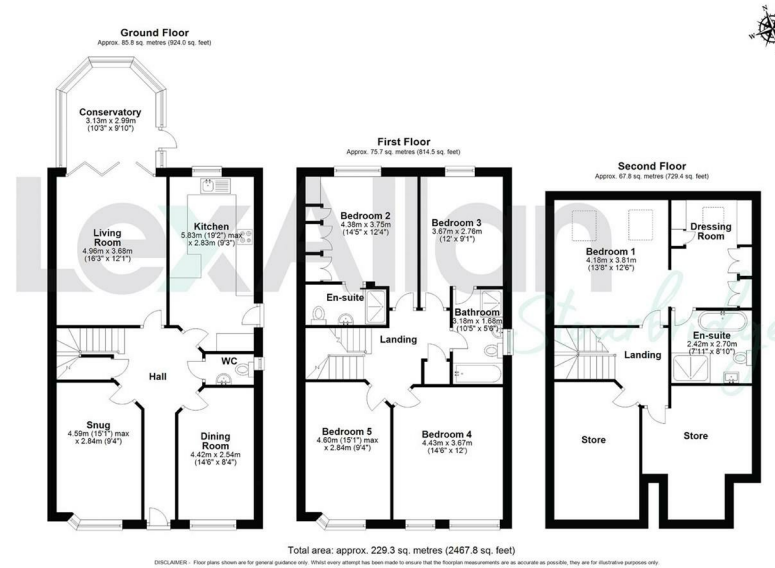
## Tenure (Freehold).

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.

**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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