



LexAllan

local knowledge exceptional service

70 Caslon Crescent, Norton, Stourbridge, West Midlands, DY8 3EZ

With NO UPWARD CHAIN we are proud to bring this superb three bedroom semi detached property to market located in the sought after location of Norton. The property has had an extensive amount of modernizing throughout to create a truly loving family home that offers turn key accommodation. The property comprises of a welcoming entrance hall, lounge, large kitchen/diner with utility and W.C off. The first floor has three bedrooms with family bathroom. Outside has a neat and tidy garden to the rear and a blocked paved driveway to front.



Approach

Blocked paved driveway to front

Entrance Hall

Spacious hall offering stairs to first floor, under stair storage cupboard, central heating radiator, double glazed window to side

Lounge

Double glazed window to front elevation and central heating radiator

Kitchen/Diner

With a superb dining area that offers French doors to rear, central heating radiator. The modern fitted kitchen offers a variety of wall and base units, electric oven, gas hob with extractor above, integrated dishwasher, stainless steel sink and drainer, double glazed window to side elevation, central heating radiator

Utility Room

Door access to rear garden, double glazed window to side, central heating radiator and tiled flooring

Downstairs w.c

W.C and central heating radiator.

Landing

Airy landing with access to all accommodation, loft access and double glazed window to side elevation.

Bedroom One

Double glazed window to front elevation and central heating radiator

Bedroom Two

Double glazed window to rear elevation and central heating radiator

Bedroom Three

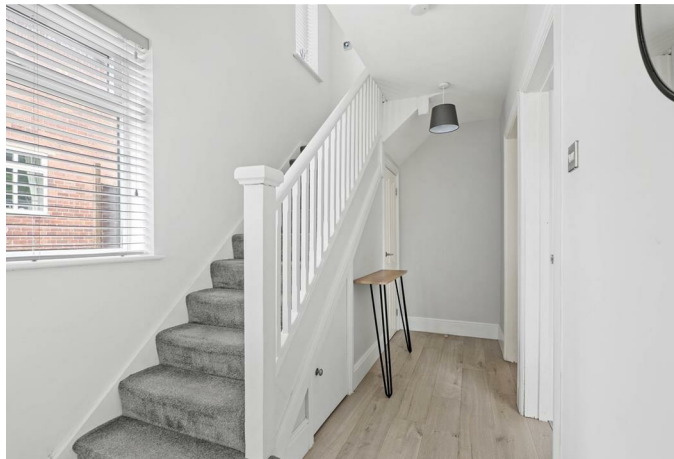
Double glazed window to front elevation and central heating radiator

Bathroom

Bath with shower over, wash hand basin, W.C, chrome heated towel rail, tiled flooring, double glazed window to rear elevation.

Rear Garden

A spacious and private rear garden with a graveled area leading to an extensive lawn, side gate and fencing to enclose



Location

Caslon Crescent offers a short walk to a parade of day to day shops, the excellent Gigmill Primary School, regular public transport services and plenty of nearby open spaces including Swan Pool Park. Wollaston village is around half a mile distant with more comprehensive amenities in Stourbridge Town around a mile away and the commercial centres of the Black Country and Birmingham are easily accessed via excellent road networks. The motorway network is accessed by the M5 from Halesowen or Bromsgrove and railway services run from Stourbridge Junction around a mile and a half away. Beautiful countryside runs to the south and west from the southern end of The Broadway including numerous quiet lanes and bridleways. Those who are keen on getting out in the countryside you are a short walk away from the Norton Covert and surrounded in green belt areas located at the top of The Broadway.

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.

Council Tax Band B



