



**LexAllan**

local knowledge exceptional service

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

## \*\* CHARMING PROPERTY, CHARMING LOCATION \*\*

This three bedroom semi detached family home is located on one of Nortons most sought after addresses. Having been well maintained inside and out this is ideal for those looking to upsize into a spacious property. Beach Road offers; lounge, dining room, kitchen, master bedroom with en-suite, two further bedrooms and family bathroom. To the rear is a private garden along with off road parking to the front. Call us today to arrange your viewing.



### Approach

Driveway to front providing off road parking.

### Entrance Hall

Spacious hall with doors radiating off, stairs rising to first floor, understairs storage cupboard.

### Lounge

Double glazed bay window to front, gas fire with surround, central heated radiator.

### Dining Room

French doors open into the garden, log burner with surround, central heated radiator.

### Lobby

Double glazed window to side, door access allowing access to the side alley, opening to the kitchen.

### Kitchen

Variety of wall and base units, sink and drainer, rangemaster style oven with extractor above, plumbing for washing machine and dishwasher, breakfast bar, two double glazed windows, access to the garden.

### Landing

Doors radiating off, stairs rising to master bedroom.

### Bedroom 2

Double glazed window to rear, central heated radiator.



### Bathroom

P shaped bath with shower over, wash hand basin, w.c, electric heated towel rail, double glazed window to rear, storage cupboard.

### Bedroom 3

Double glazed window to front, central heated radiator.

### Master Bedroom

A superb bedroom with fitted wardrobes and dressing table, spot lights, two Velux style skylights.

### En-Suite

Shower, wash hand basin, w.c, Velux style skylight.

### Rear Garden

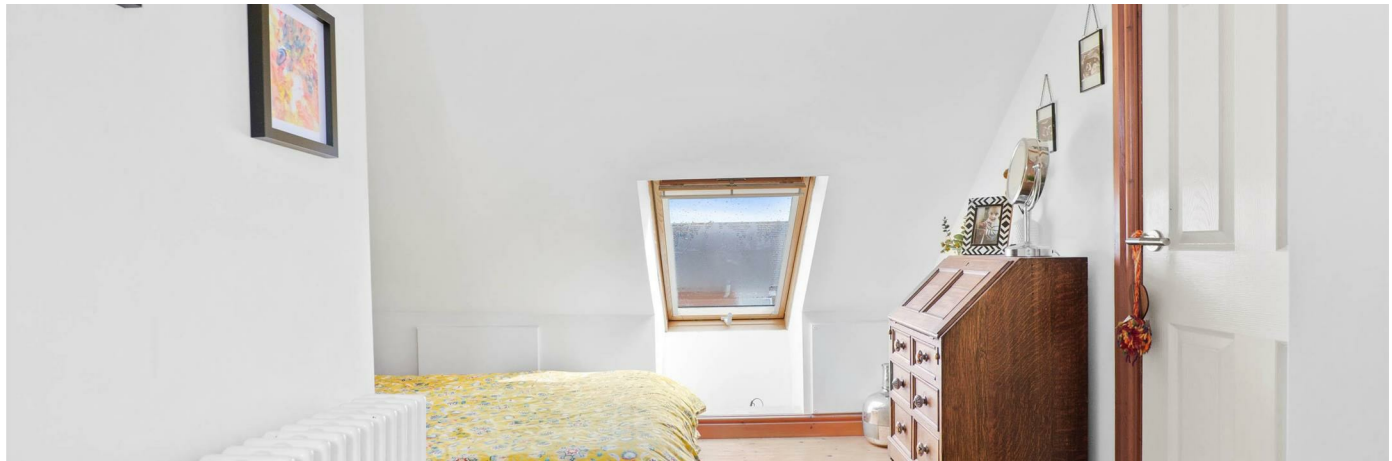
Peaceful rear garden with generous patio area ideal for summer evenings spent with friends and family, neat and tidy lawn area leading to a further patio area.

### 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.

### 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.

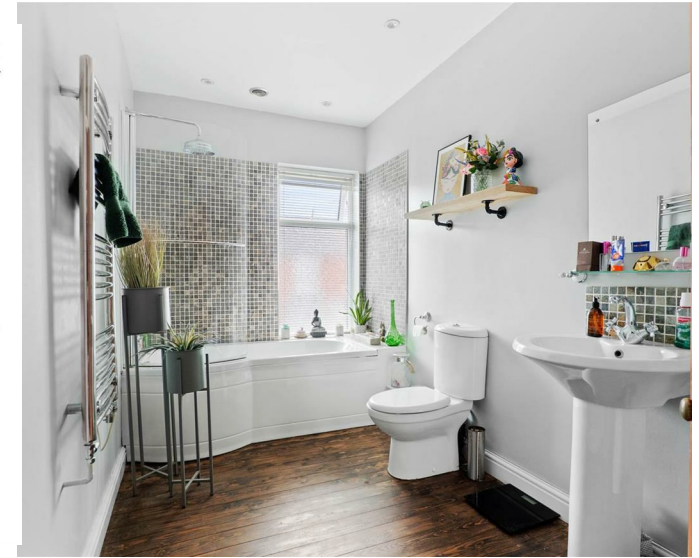
## Referral Fees.

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.

## Council Tax Band C



**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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