



**LexAllan**

local knowledge exceptional service

36 Clent Road, Stourbridge, DY8 4LN



**\*\* EXTENDED SEMI DEATCHED LOCATED ON THE PENFIELDS ESTATE \*\***

This three bedroom semi detached family home has been well maintained by the current owners and is ideal for those looking for their first home. Situated in the heart of the Penfields Estate you are surrounded by superb amenities and transport links. In brief the property comprises of; entrance hall, lounge/diner, kitchen, three well sized bedrooms and family bathroom. To the rear is a peaceful garden along with parking and garage to front. Clent Road is also offered with NO UPWARD CHAIN.



**Approach**

Drive to front with gravelled area.

**Entrance Hall**

Doors radiating off, central heated radiator, stairs rising to first floor, under stair storage.

**Lounge/Diner**

Electric fire with surround, two central heated radiators, patio doors open into the garden.

**Kitchen**

Variety of wall and base units, double electric oven, five ring gas hob with extractor above, sink and drainer, plumbing for washing machine, tiled flooring, double glazed window to front.

**Landing**

Spacious landing with doors off, loft access.

**Bedroom 1**

Fitted wardrobes, double glazed window to rear, central heated radiator.

**Bedroom 2**

Double glazed window to front, central heated radiator.

**Bedroom 3**

Double glazed window to front, central heated radiator.

**Bathroom**

Bath with electric shower over, wash hand basin, w.c, airing cupboard, double glazed window to side.

**Garage**

Up and over door to front, power and lighting throughout.





### The Garden

Tidy patio area perfect for summer evening spent with friends and family along with a further gravelled area.

### The Location

Clent Road is ideally located with local shops and amenities nearby, and Stourbridge town centre approximately half a mile away. Bus routes and rail links are within close proximity, and the area is well served by a range of excellent educational facilities covering all age groups. The property would serve as an ideal base for the commuter with excellent road and rail links to the Black Country and further afield.

### 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.

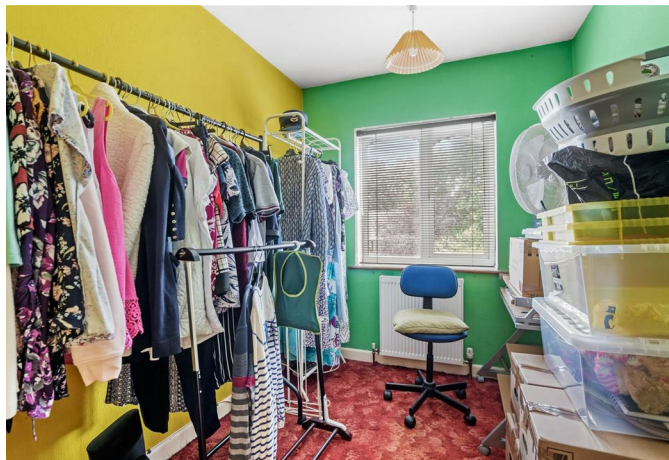
### Referral Fees.

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 B

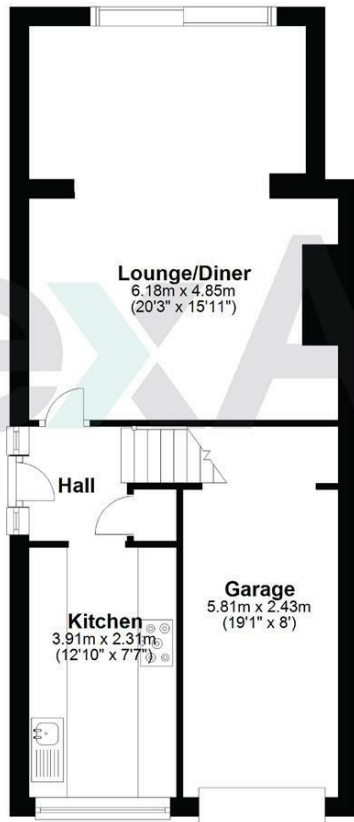






### Ground Floor

Approx. 57.2 sq. metres (615.7 sq. feet)

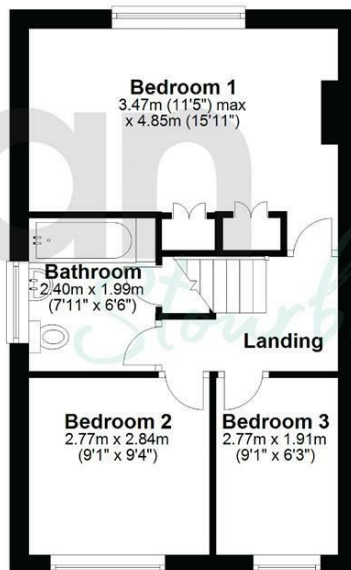


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	82	68

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82-100) <b>A</b>			
(69-81) <b>B</b>			
(55-69) <b>C</b>			
(39-55) <b>D</b>			
(21-39) <b>E</b>			
(1-21) <b>F</b>			
(0-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### First Floor

Approx. 40.0 sq. metres (430.2 sq. feet)



Total area: approx. 97.2 sq. metres (1045.9 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



**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.

The Auction House, 87 - 88 St. Johns Road,  
Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

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