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1 Smalman Close, Wordsley, Stourbridge, West Midlands, DY8
5TF

This extensive detached property is perfect for the growing family. Nestled within Wordsley you are surrounded by superb amenities along with great schooling options. Benefitting from spacious accommodation throughout and having been well maintained, this really is a must view. In brief the property comprises of; entrance hall, lounge, dining room, kitchen and w.c. To the first floor are four well sized bedrooms, one with en-suite and family bathroom. The master bedroom can be found on the second floor along with the en-suite and dressing room/bedroom six. Call us today to arrange your viewing today.

Approach

Driveway to front with slabbed pathway allowing access to the property.

Entrance Hall

Spacious hall with doors radiating off, central heated radiator, stairs rising to first floor.

Lounge

18'7" x 10'7" (5.68 x 3.23)

Double glazed bay window to front, double opening to the dining room, central heated radiator.

Dining Room

10'4" x 10'3" (3.15 x 3.14)

Patio doors allow access to the garden, central heated radiator.

Kitchen

15'3" x 12'5" (4.66 x 3.79)

A modern fitted kitchen with a variety of wall and base units, electric oven, four ring gas hob with extractor above, sink and drainer, plumbing for dishwasher, tiled splashback, additional worksurface space with plumbing for washer and dryer underneath, tiled flooring, access to the side of the property, double glazed window to rear, central heated radiator.

W.C

wash hand basin, w.c, central heated radiator.

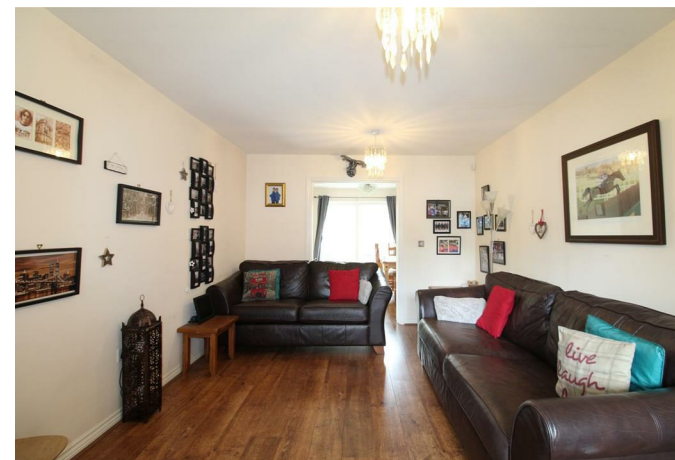
Landing

Bright and airy landing with doors off, stairs rising to the master bedroom, airing cupboard, central heated radiator, double glazed window to front.

Bedroom 2

14'2" x 10'7" (4.34 x 3.25)

Double glazed window to rear, central heated radiator, en-suite off,



En-Suite

Shower, wash hand basin, w.c, chrome heated towel rail, double glazed window to side.

Bedroom 3

12'3" x 8'5" (3.74 x 2.58)

Built in wardrobe, central heated radiator, double glazed window to rear.

Bedroom 4

11'6" x 8'3" (3.53 x 2.54)

Built in wardrobes, central heated radiator, double glazed window to front.

Bedroom 5

10'6" x 8'2" (3.21 x 2.50)

Central heated radiator, double glazed window to front.

Family Bathroom

Bath with shower over, wash hand basin, w.c, chrome heated towel rail, double glazed window to rear.

Landing

Door off to master bedroom and dressing room (could be used as bedroom 6)

Master Bedroom

19'3" x 11'1" (5.87 x 3.40)

Fitted wardrobes, four sky lights with fitted blinds, two central heated radiators, access to en-suite.

En-suite

Shower, wash hand basin, w.c, 12 shaver socket, chrome heated towel rail, two sky lights, spots.

Dressing Room/Bedroom 6

12'5" x 8'4" (3.81 x 2.55)

Two sky lights, central heated radiator, currently being used as a snug but could easily be used as bedroom 6 or the perfect dressing room.

Rear Garden

A peaceful rear garden with patio area that is ideal for summer evenings spent with friends and family, neat and tidy lawn area along with a border of mature shrubs.

Garage

Up and over door to front with power and lighting.



The Location

The property provides the ideal base for those wanting to take advantage of excellent local amenities such as schools, local shops and public transport services. More comprehensive amenities are to be found in Kingswinford, Stourbridge and a number of nearby commercial centres are easily reached through good quality road networks connecting the Black Country and North Worcestershire. Wordsley offers many local amenities including schools at both junior and senior levels, canal walks, King George V Park, Red House Glass Cone, pubs and eateries. Regular bus services run from Stream Road into Stourbridge bus station, and Kingswinford also has a great selection of shops for all day to day needs, and the choice of two supermarkets.

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. There is a service charge of £173 per annum.

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.

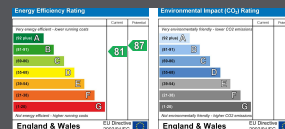
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would 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 E



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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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