



LexAllan

local knowledge exceptional service

220 Hagley Road, Oldswinford, Stourbridge, West Midlands,
DY8 2JU

This superb three bedroom semi detached family home has been meticulously modernised throughout. Hagley Road truly offers spacious accommodation and is ideal for those looking to move straight in to their next family home. Nestled within Oldswinford you are surrounded by superb amenities and transport links. In brief the property comprises of; entrance hall, two reception rooms, guest cloakroom and kitchen. To the first floor is the master with en-suite, two further double bedrooms and an immaculate family bathroom. Discreet parking for two vehicles can be found to the rear along with a peaceful garden. Call us today to arrange your viewing.

Approach

Large lawned area with planted shrubbery, gated fence and block paved pathway allowing access.

Entrance Hall

Spacious and bright hall with doors radiating off, 'Porcelanosa' tiled flooring with underfloor heating, stairs rising to first floor, central heated vintage style column radiator.

Lounge

19'11" x 10'9" (6.08 x 3.30)

'Karndean' flooring through with French doors open into the garden, double glazed bay window to front allowing the natural light flood through, two central heated radiators.

Dining Room

11'3" x 9'6" (3.43 x 2.91)

Double glazed bay window to front, central heated radiator.

Kitchen

11'1" x 9'4" (3.40 x 2.87)

Modern fitted kitchen with a variety of wall and base units with Quartz worksurfaces, 'Bosch' electric oven, four ring gas hob with extractor above, integrated fridge/freezer along with dishwasher, inset sink, 'Porcelanosa' underfloor heated floor tiles, spot lights, under stair storage, double glazed window to rear along with door access to garden.

Cloak Room

With 'Porcelanosa' floor tiles and modern metro wall tiles plus marble work-surface and wall mounted taps, w.c, double glazed window to front.



Landing

Spacious landing with doors off, double glazed window to rear, loft access.

Master Bedroom

15'10" x 10'11" (4.85 x 3.33)

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

En-Suite

Walk-in shower and 'Porcelanosa' tiled flooring and walls with underfloor heating, wash hand basin, w.c, double glazed window to front, spot lights.

Bedroom 2

13'4" x 9'4" (4.07 x 2.86)

Double glazed window to front, central heated radiator, storage cupboard.

Bedroom 3

8'3" x 7'9" (2.53 x 2.37)

Double glazed window to rear, central heated radiator.

House Bathroom

The house bathroom has underfloor heated 'Karndean' flooring with free standing bath and separate shower cubicle, wash hand basin, w.c, double glazed window to rear, spot lights, chrome heated towel rail.

Garden

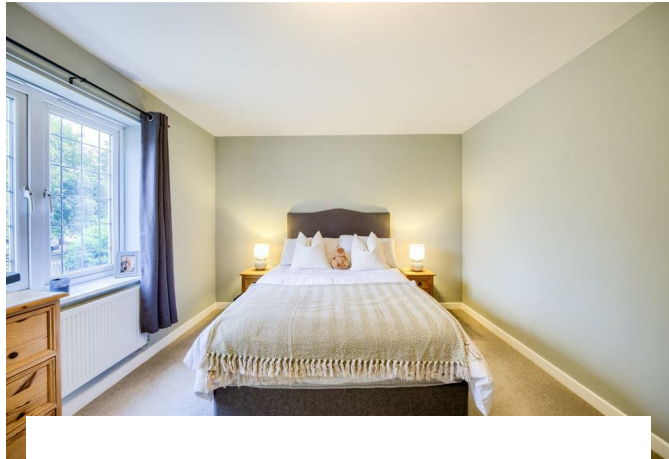
Lawned garden to rear with part-tiled 'Digby stone' premium slabs, gated access leads to the discreet parking spaces.

Parking

Secure and private parking to the rear for at least two vehicles.

The Location

Hagley Road lies to the south-east of Stourbridge Town Centre and is conveniently located for access to nearby Oldswinford Village, which offers a range of shopping facilities. Stourbridge Junction Railway Station is easily accessible (0.3 miles away) and offers direct rail links into Birmingham City Centre and London. Stourbridge Town Centre (0.5 miles away) offers a wide range of shopping facilities together with the Crystal Leisure Centre. The location is also ideal for easy access to motorway networks via the M5 at Halesowen or Bromsgrove.



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.

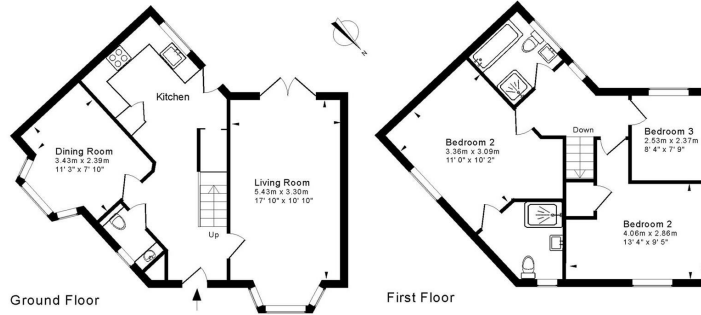
Referral Fees.

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 £240 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 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 D

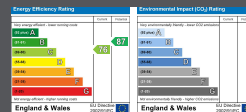


220 Hagley Rd
Approx. Gross Internal Floor Area: 1095 Sq. Ft/ 102 Sq. M
This plan is for guidance only and must not be relied upon as a statement of fact.



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

LexAllan

local knowledge exceptional service