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23 Osmaston Road, Stourbridge, DY8 2AL

A stunning, recently built, detached house in one of Stourbridge`s most sought after locations, close to reputable schools and Mary Stevens Park. Osmaston Road, Norton is also conveniently located for access to Stourbridge Town Centre, Stourbridge Junction Train Station and the Worcestershire countryside.

The property has been built to the highest standards and benefits from under floor heating to the ground floor, bi-fold doors to the rear garden, burglar alarm, a high end kitchen with Siemens built in appliances and Quooker boiling water tap, electric car charging point and beautifully appointed bathrooms and en-suites. Outside, there is a large rear garden with lawn and Sandstone slab patio, a block paved driveway to the front aspect and a garage with an electric door to the front. Internally, there is a living room, a stunning kitchen/ family room, utility room , cloakroom, two bedrooms with en-suite shower rooms, two further double bedrooms, a fifth bedroom/study and a bathroom.

Approach

Block paved driveway offering parking for a number of cars in addition to the garage

Entrance Hall

Double glazed windows and door to front, cupboard and stairs off and tiled flooring

Living Room

Double glazed window to side and front and under floor heating

Kitchen/Family Room

With heated tiled flooring, range of high end wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated ovens, microwave, fridge and freezer. Breakfast bar, bi folds and windows to rear

Utility Room

Base units with work surface over incorporating sink and door to side

Cloakroom

Wash hand basin with mixer tap and storage below, low level w,c, heated towel rail and tiled splash backs



Landing

Double glazed window to front, airing cupboard and doors off

Bedroom One

Double glazed window to rear, central heating radiator and door off too:

En suite

Shower, wash hand basin with mixer tap and storage below, low level w,c, tiled splash backs and window to side

Bedroom Two

Double glazed window to front and central heating radiator

En suite

Low level w,c, wash hand basin with mixer tap and storage below, shower, tiled splash backs and double glazed window to side

Bedroom Three

Double glazed window to front and central heating radiator

Bedroom Four

Double glazed window to front and central heating radiator

Bedroom Five

Double glazed window to rear and central heating radiator

Bathroom

Bath with mixer tap, wash hand basin with mixer tap and storage below, shower, heated towel rail, tiled floor and splash backs

Rear Garden

Slab patio, lawn, gated side access and all with fencing to enclose

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.

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 G









These plans are intended to provide a guide to the general layout and dimensions of the property. They are not intended to be used for legal purposes. The information is provided for general information only and should not be used for any specific purpose. The information is provided for general information only and should not be used for any specific purpose. The information is provided for general information only and should not be used for any specific purpose. © 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		86	91
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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