



**LexAllan**

local knowledge exceptional service

|., 47 Bridgnorth Road, Stourton, Stourbridge, DY7 6RS



**\*\* THE WORD POTENTIAL COMES TO MIND \*\***

This four bedroom detached property is oozing with character inside & out. Situated on a very well known address & benefitting from no upward chain this truly is a must view. Bridgnorth Road offers spacious accommodation throughout & is truly ideal for those looking for their next project. In brief the property comprises of; reception hall, lounge, sitting room, kitchen, shower room, vestibule, utility. To the first floor are four well sized bedrooms along with the house bathroom. To the rear is a peaceful garden with far reaching views along with garage and parking to front. Call us today to arrange your viewing.

**Approach**

Gravelled driveway to front with lawn area and a border of mature shrubs.

**Reception Hall**

A bright and spacious hall with doors radiating off, stairs rising to first floor, under stairs storage, central heated radiator.

**Lounge**

18' 11" x 11' 0" (5.76 x 3.36)

Feature fireplace with surround, double doors open into the conservatory, window to front along with two side windows, wall mounted side lights, central heated radiator.

**Kitchen**

11' 11" x 11' 7" (3.62 x 3.52)

Variety of wall and base units, four ring gas hob, double electric oven, integrated microwave & dishwasher, sink and drainer, pantry cupboard, door off to sitting room & vestibule, double glazed window to rear, central heated radiator, spot lights.

**Sitting Room**

13' 4" x 11' 11" (4.06 x 3.64)

Log burner, window to front & side, central heated radiator.

**Shower Room**

Shower, wash hand basin, w.c., central heated radiator, two double glazed window to rear.

**Vestibule**

Doors radiating off to garage, rear garden and allowing access to the front, tiled flooring throughout.

**Landing**

A bright & airy landing with doors radiating off, central heated radiator, window to front letting that natural light flood in, loft access.

**Bedroom 1**

14' 2" x 11' 11" (4.31 x 3.64)

Fitted wardrobes, window to front & side, central heated radiator.

**Bedroom 2**

12' 0" x 9' 1" (3.65 x 2.76)

Double glazed window to rear, central heated radiator.

**Bathroom**

Bath, shower cubicle, wash hand basin, w.c., two double glazed windows to rear, spot lights, central heated radiator.





### Bedroom 3

11'11"x9'6" (3.64x2.89)

Window to front, central heated radiator.

### Bedroom 4

10'6"x10'3" (3.20x3.12)

Two storage cupboards, central heated radiator, double glazed window to rear.

### Vestibule.

Doors radiating off to garage, rear garden as well as access to the front.

### Garage

14'9"x9'10" (4.50x3.00)

Utility off, power and lighting throughout, window to side.

### Utility

Plumbing for washer and dryer, sink and drainer, double doors lead to the garden.

### Garden

A true asset is this private and peaceful rear garden that offers the perfect outdoor space, with generous lawn area and mature shrubs throughout.

### 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.

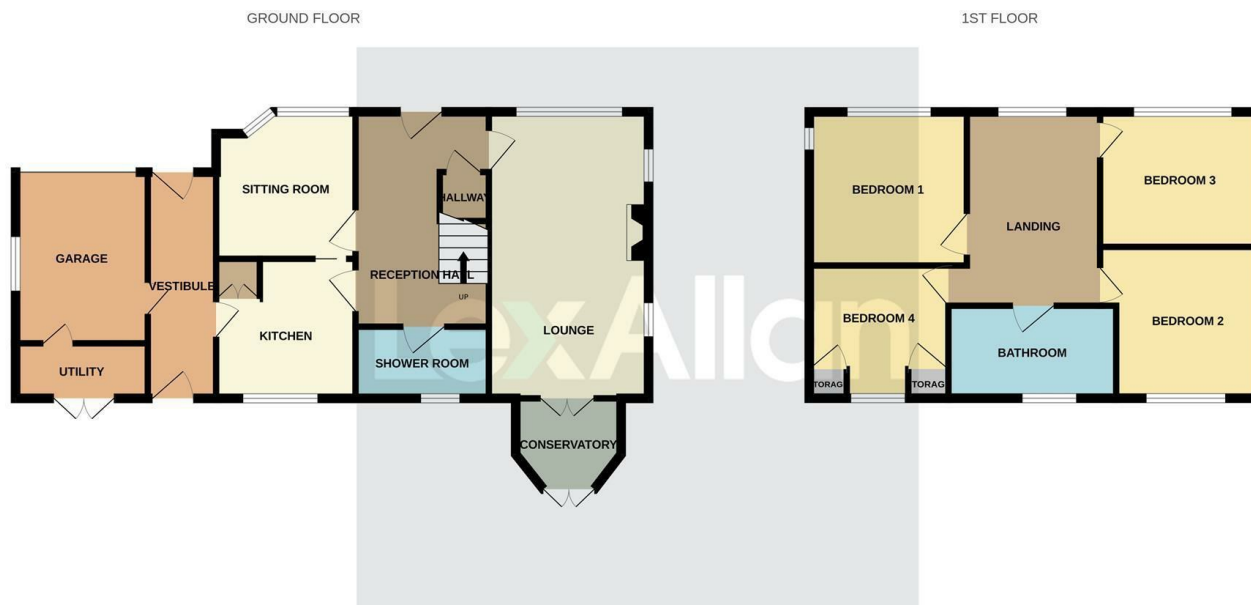
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide 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 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 F





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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