



**LexAllan**

local knowledge exceptional service

58a Bowling Green Road, Stourbridge, West Midlands, DY8 3RY



**\*\* DETACHED FAMILY HOME SURROUNDED BY LOCAL AMENITIES**

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This four bedroom detached property has been well modernised and maintained by the current owners. Offering family friendly accommodation inside and out and being situated on the very popular 'Bowling Green Road' this truly is a must view! The property comprises of a welcoming entrance hall, lounge, Open plan kitchen/dining, breakfast room, conservatory, utility as well as a w.c. To the first floor is the master bedroom with en-suite, three further bedrooms and house bathroom! To the rear is a peaceful garden, garage to the side along with off road parking to the front. Call us on 01384 442464 to arrange your viewing!

**Approach**

Block paved driveway providing off road parking with decorative slate chipped garden.

**Entrance Hall**

Spacious and airy hall with doors off to ground floor accommodation and w.c, stairs rising to first floor, central heated radiator.

**Lounge**

**19' 10" x 12' 2" (6.04 x 3.70)**

Double glazed bay window to front, gas fire place, central heated radiator.

**Open Planned Kitchen Dining**

**19' 5" x 16' 9" (5.93 x 5.11)**

Variety of wall and base units, inset Belfast style sink, integrated dishwasher, space for American style fridge/freezer, Granite worksurface, two central heated plinth heaters, opening to the conservatory, access leading to breakfast room, spot lights.

**Breakfast Room**

**7' 0" x 6' 10" (2.13 x 2.09)**

French doors to the garden, central heated radiator, spot lights,

**Utility**

Wall and base units, worksurface, stainless steel sink and drainer, plumbing for washing machine and dryer.

**Study**

**9' 8" x 7' 10" (2.95 x 2.38)**

Fitted storage cupboards, double glazed window to front, spot lights, central heated radiator.

**Conservatory**

**12' 1" x 9' 10" (3.68 x 2.99)**

Opening from the kitchen, French doors allowing access to the garden.

**WC**

Wash hand basin, w.c, central heated radiator, double glazed window to front.

**Landing**

Spacious landing with doors off to all first floor accommodation, large airing cupboard, double glazed window to side.

**Master Bedroom**

**11' 11" x 9' 9" (3.63 x 2.97)**

Fitted wardrobes, access to en-suite, double glazed window to rear, central heated radiator.





#### En-Suite

Shower cubicle, wash hand basin, W.C, double glazed window to side, chrome heated radiator.

#### Bedroom 2

10'4" x 9'9" (3.15 x 2.96)

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

#### Bedroom 3

9'6" x 7'2" (2.89 x 2.19)

Storage cupboard, double glazed window to front, central heated radiator.

#### Bedroom 4

9'5" x 7'0" (2.88 x 2.13)

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

#### Bathroom

Bath with shower over, wash hand basin, w.c, chrome heated radiator, tiled flooring, double glazed window to side.

#### Rear Garden

Generous patio area perfect for those summer evenings spent with friend and family along with a neat and tidy lawn.

#### Garage

Electric door to front, power and lighting throughout along with access to the garden.

#### The Location

Bowling Green Road is located within easy reach of Stourbridge town centre and it's wide range of shops, bars and restaurants, with excellent public transport links provided via both rail and bus. There are a range of outstanding schools nearby catering for all age groups, and nearby Mary Stevens park is great for the family. The property would serve as an ideal base for those commuting to nearby commercial centres in Stourbridge itself, or further afield to Birmingham, the Black Country and Worcestershire.

#### 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 D

#### 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 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.

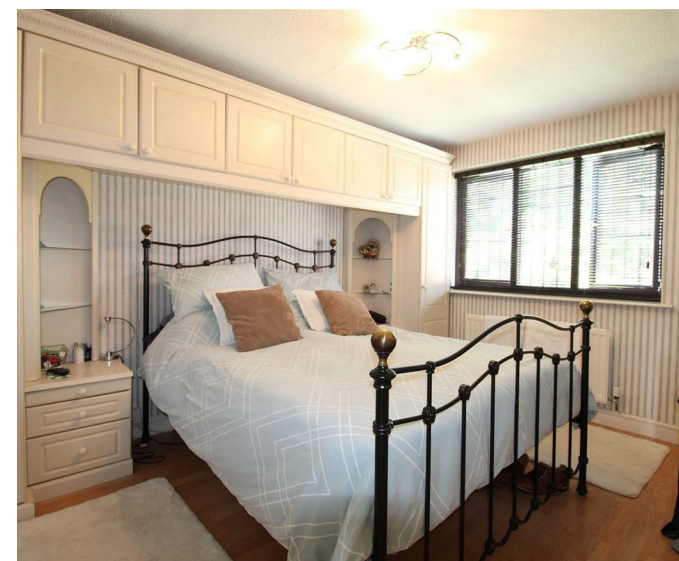


GROUND FLOOR

1ST FLOOR



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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