



**LexAllan**  
*Collection*

**Swallow Barn**  
Crown Lane, Iwerley, Worcestershire DY8 2SA



With NO UPWARD CHAIN Lex Allan is proud to present Swallow Barn, a stunning four-bedroom semi-detached barn conversion located in Iwerley with far reaching views over fields, and with Stourbridge and Hagley just a short drive away.

The property itself comprises of private electric gates giving access to the generous sized drive. The impressive detached studio/gym equipped with air conditioning makes for a great work space (alternatively could be used as a garage). The main property offers welcoming entrance hall, kitchen/diner, lounge with stand out fireplace, log burner and bi folds, study and downstairs WC. To the first floor four good sized bedrooms, master with en suite and house bathroom. Finally attractive gardens to the rear and side with a feature hot tub space. Throughout the property oozes charm and character thanks to the exposed beams and idyllic countryside location.

For further information or to arrange your viewing contact the office.

#### Approach

Electric gates give access to the spacious driveway, lawn to side and flower beds with hedging and fencing to enclose.

#### Entrance Hall

Door to front, stairs off and heated tiled flooring

#### Kitchen/Diner

14'5" x 17'4"

Range of wall and base units with work surface over incorporating sink with mixer tap, Belling oven and hob with extractor hood over, integrated dishwasher, heated tiled flooring, tiled splash backs and feature door to garden.

#### Lounge

15'5" x 16'4"

Bi fold doors to garden, log burner with feature fire surround.

#### Study

8'2" x 12'5"

Double glazed window to rear, cupboard off and with under floor heating.





#### Downstairs WC

WC, wash hand basin with mixer tap, heated towel rail, tiled floor and splash backs and extractor fan.

#### Landing

Exposed beams, central heating radiator, spacious cupboard off housing immersion tank and boiler and further doors to bedrooms and house bathroom.

#### Bedroom One

15'8" max 11'1" min x 17'8"

Double glazed windows to rear with far reaching views, central heating radiator, stand out exposed beams, side door, storage over En suite.

#### En Suite

WC, wash hand basin with mixer tap, shower, heated towel rail, tiled floor and splash backs and extractor fan.

#### Bedroom Two

10'9" x 12'9"

Double glazed window to rear, central heating radiator, built in wardrobe and exposed beams.

#### Bedroom Three

6'6" x 15'1"

Double glazed window to front, central heating radiator and exposed beams.

#### Bedroom Four

7'6" x 9'6"

Double glazed window to rear, central heating radiator, cupboard off and skylight.

#### Bathroom

Bath with mixer tap, WC, wash hand basin with mixer tap, shower, double glazed window to front, tiled floor and splash backs, extractor fan and exposed beams.

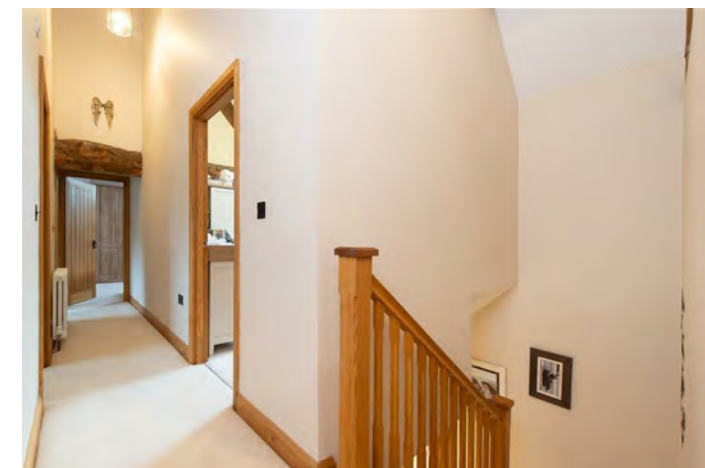
#### Garden

Patio areas, lawn, flower beds, hot tub area with pergola, walls and fencing to enclose.

#### Gym/studio

21'11" x 15'5" min 21'3" max

Double doors to front, air conditioning, cupboard off and access to loft space.





### 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.

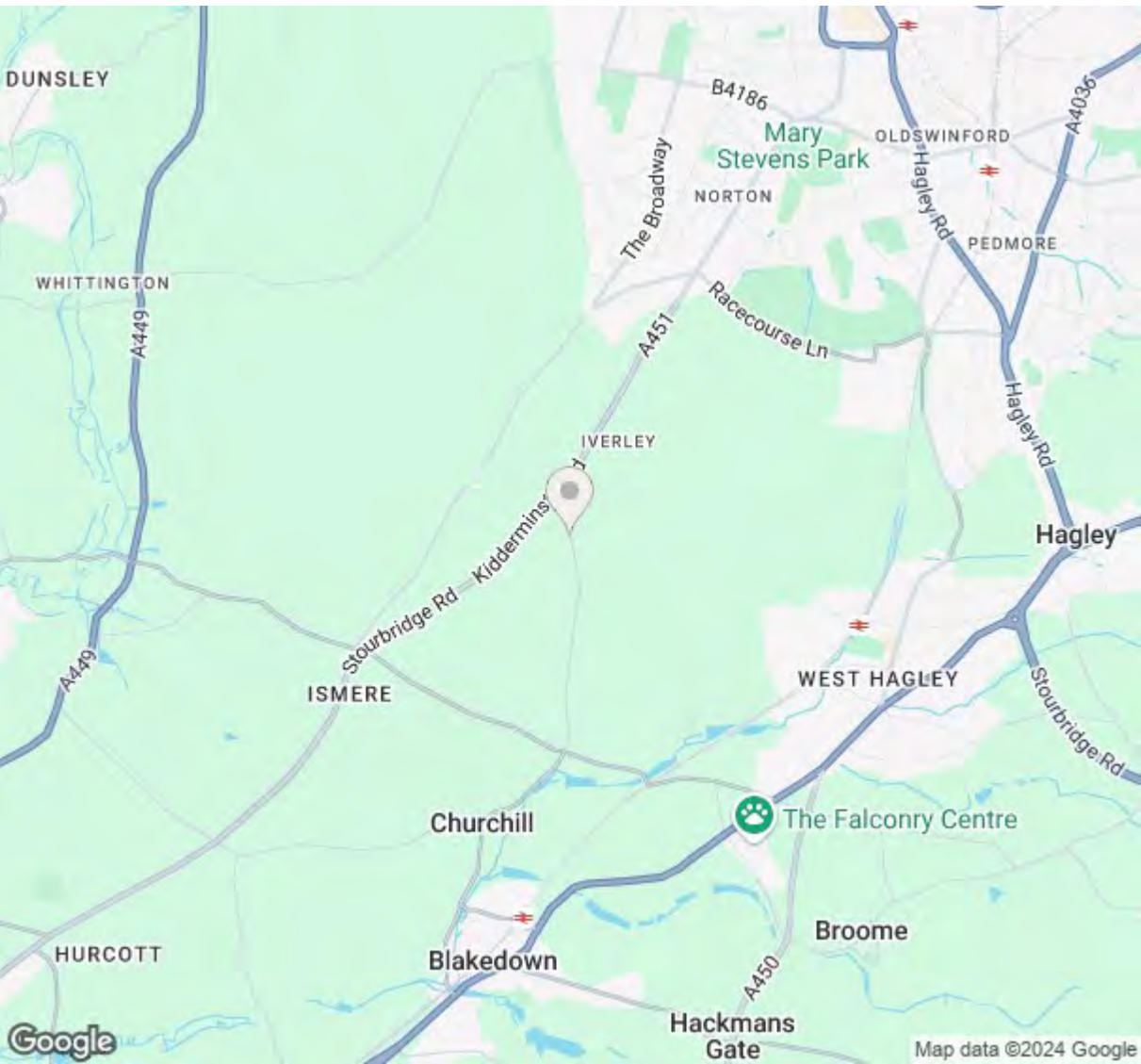
### Tenure (Freehold).

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 F



















**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 artist's 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 1:00pm.

**Lex Allan Estate Agents**

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