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1 Smalman Close, Wordsley, Stourbridge, West Midlands, DY8 5TF

This extensive detached property is perfect for the growing family. Nestled within Wordsley you are surrounded by superb amenities along with great schooling options. Benefitting from spacious accommodation throughout and having been well maintained, this really is a must view. In brief the property comprises of; entrance hall, lounge, dining room, kitchen and w.c. To the first floor are four well sized bedroom, one with en-suite and family bathroom. The master bedroom can be found on the second floor along with the en-suite and dressing room/bedroom six. Call us today to arrange your viewing today.

Approach

Driveway to front with slabbed pathway allowing access to the property.

Entrance Hall

Spacious hall with doors radiating off, central heated radiator, stairs rising to first floor.

Lounge

18'8" x 10'7" (5.68x3.23)

Double glazed bay window to front, double opening to the dining room, central heated radiator.

Dining Room

10'4" x 10'4" (3.15x3.14)

Patio doors allow access to the garden, central heated radiator.

Kitchen

15'3" x 12'5" (4.66x3.79)

A modern fitted kitchen with a variety of wall and base units, electric oven, four ring gas hob with extractor above, sink and drainer, plumbing for dishwasher, tiled splashback, additional work surface space with plumbing for washer and dryer underneath, tiled flooring, access to the side of the property, double glazed window to rear, central heated radiator.

WC

wash hand basin, w.c., central heated radiator.

Landing

Bright and airy landing with doors off, stairs rising to the master bedroom, airing cupboard, central heated radiator, double glazed window to front.

Bedroom 2

14'3" x 10'8" (4.34x3.25)

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

En-Suite

Shower, wash hand basin, w.c., chrome heated towel rail, double glazed window to side.

Bedroom 3

12'3" x 8'6" (3.74x2.58)

Built in wardrobe, central heated radiator, double glazed window to rear.

Bedroom 4

11'7" x 8'4" (3.53x2.54)

Built in wardrobes, central heated radiator, double glazed window to front.



Bedroom 5

10'6" x 8'2" (3.21 x 2.50)

Central heated radiator, double glazed window to front.

Family Bathroom

Bath with shower over, wash hand basin, w.c, chrome heated towel rail, double glazed window to rear.

Landing.

Door off to master bedroom and dressing room (could be used as bedroom 6)

Master Bedroom

19'3" x 11'2" (5.87 x 3.40)

Fitted wardrobes, four sky lights with fitted blinds, two central heated radiators, access to en-suite.

En-suite

Shower, wash hand basin, w.c, 12 shaver socket, chrome heated towel rail, two sky lights, spots.

Dressing Room/Bedroom 6

12'6" x 8'4" (3.81 x 2.55)

Two sky lights, central heated radiator, currently being used as a snug but could easily be used as bedroom 6 or the perfect dressing room.

Rear Garden

A peaceful rear garden with patio area that is ideal for summer evenings spent with friends and family, neat and tidy lawn area along with a border of mature shrubs.

Garage

Up and over door to front with power and lighting.

The Location

The property provides the ideal base for those wanting to take advantage of excellent local amenities such as schools, local shops and public transport services. More comprehensive amenities are to be found in Kingswinford, Stourbridge and a number of nearby commercial centres are easily reached through good quality road networks connecting the Black Country and North Worcestershire.

Wordsley offers many local amenities including schools at both junior and senior levels, canal walks, King George V Park, Red House Glass Cone, pubs and eateries. Regular bus services run from Stream Road into Stourbridge bus station, and Kingswinford also has a great selection of shops for all day to day needs, and the choice of two supermarkets.

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. There is a service charge of £173 per annum.

Money Laundering Regulations.

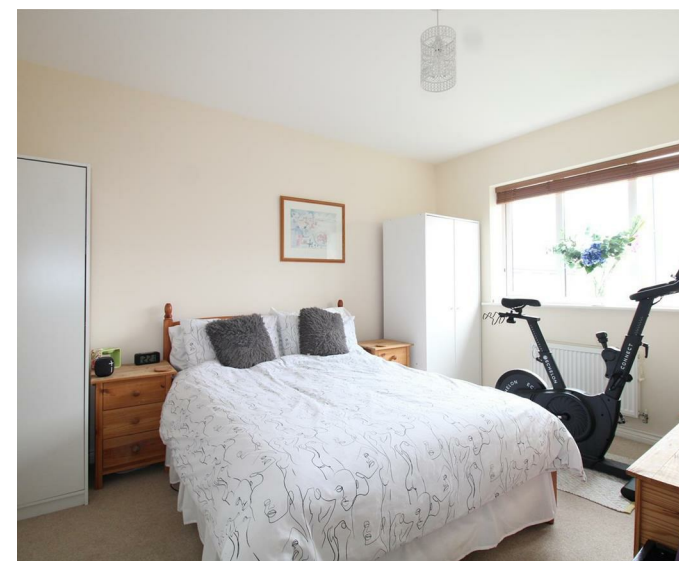
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof 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.





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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