



LexAllan

local knowledge exceptional service

21 Cleveland Street, Stourbridge, DY8 3UE

**** CHARM & CHARACTER IN THE HEART OF THE OLD QUARTER ****

This exceptional three bedroom detached has been tremendously modernised and extended by the current owner to truly create a warm and welcoming family home. Having spacious accommodation throughout and a private and peaceful rear garden this truly is must view for those looking to upsize. Cleveland street comprises; entrance hall, lounge, sitting room, kitchen/diner, laundry and w.c along with conservatory. To the first floor are three well sized bedrooms along with the family bathroom. The rear garden offers an ideal outdoor space for summer evenings spent with friends and family along with a summerhouse nestled in. Viewings are highly recommended to appreciate the accommodation on offer.

Approach

Brick wall courtyard with border of mature shrubs and gravelled area either side of path.

Entrance Hall

Stained glass window to each side, doors radiating off, stairs rising to first floor, quarry tile flooring.

Sitting Room

12'2" x 12'0" (3.71 x 3.67)

Gas feature fireplace with surround, double glazed sash window to front, central heated radiator.

Lounge

22'2" x 10'6" (6.77 x 3.21)

Gas fire with surround, patio doors open allowing access into the conservatory, double glazed sash window to front, central heated radiator.

Hall

Doors radiating off to kitchen/diner, w.c and laundry room along with stairs leading down to the cellar.

Kitchen/Diner

24' 11" x 8' 2" (7.62 x 2.49)

The heart of the home is this charming kitchen/diner that offers a variety of wall and base units, double electric oven, five ring gas hob with extractor above, white ceramic sink and drainer, integrated dishwasher, recess space for fridge and freezer, tiled splash back, engineered oak flooring, plinth heater, double glazed window to rear and side elevations, vaulted ceiling with two skylights, central heated radiator along with wooden stable door allowing access to the rear garden.



Laundry Room

Plumbing for washing machine and dryer, tiled flooring, access to rear garden.

W.C

Wash hand basin, w.c.

Landing

Bright and airy landing with doors radiating off, central heated radiator, double glazed to rear over looking the garden.

Bedroom 1

12' 1" x 9' 3" (3.69x2.82)

Fitted wardrobes offering ample storage space, double glazed sash window to front, central heated radiator, opening to dressing area that offers the perfect space for a dressing table, double glazed sash window to front along with loft access,



Bedroom 2

12' 3" x 10' 7" (3.74x3.25)

Double glazed sash window to front, central heated radiator.



Bedroom 3

9' 10" x 8' 11" (3.01x2.73)

Double glazed window to side, central heated radiator.

Bathroom

Corner shower with mixer tap and rainfall style head, bath with shower attachment, wash hand basin, w.c, floor to ceiling tiles, chrome heated radiator, spot lights, double glazed window to rear.



Cellar

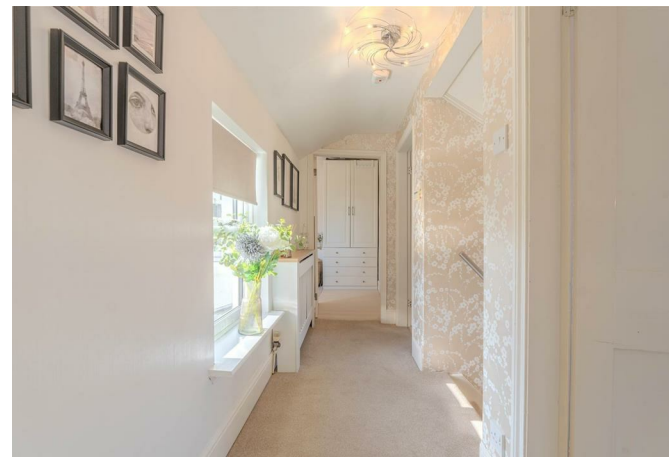
Power and lighting along with central heated radiator.

Garden

A peaceful rear garden with generous patio area, neat and tidy lawn with mature beds of shrubs throughout, wooden framed summerhouse with lighting and an additional shed store. Access to the front can be found via a secure gate to side.

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 £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.

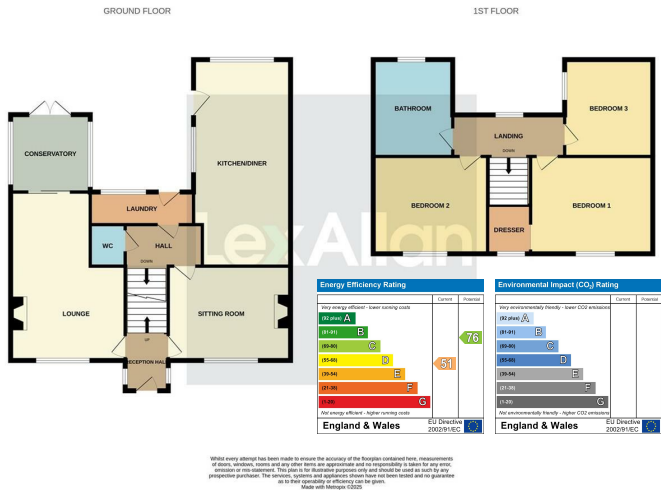
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

Council Tax Band C

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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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