



LexAllan

local knowledge exceptional service

44 Longlands Avenue, Old Quarter, Stourbridge, DY8 3TU

**** SUBSTANCIAL FAMILY HOME IN THE HEART OF THE OLD QUARTER ****

This five bedroom detached family home has been well maintained by the current owners to create a warm and welcoming family home. This property is truly ideal for those looking to upsize as this will tick the boxes for the growing family. In brief the property comprises of; reception hall, lounge, kitchen/diner/family room, w.c, master bedroom with en-suite along with four further bedrooms and house bathroom. Off road parking to front with garage.

Approach

Driveway to front providing off road parking.

Entrance Hall

Doors radiating off, stairs rising to first floor, central heated radiator, tiled flooring.

Lounge

15'0" x 10'0" (4.59 x 3.05)

Double glazed window to front, central heated radiator.

Kitchen/Family Room

27'9" x 7'4" (8.48 x 2.25)

The kitchen offers a variety of wall and base units, electric oven, four ring gas hob, integrated fridge/freezer and dishwasher, sink and drainer, double glazed window to rear, tiled flooring throughout with two seats of french doors opening into the garden, central heated radiator.

W.C

Wash hand basin, w.c, tiled flooring, central heated radiator.

Landing

Bright and airy landing with doors radiating off, loft access.



Master Bedroom

13'10" x 11'6" (4.23 x 3.52)

Double glazed window to front, central heated radiator, door to en-suite.

En-Suite

Shower, wash hand basin, w.c, double glazed to front, chrome heated towel rail, spot lights, tiled flooring.

Bedroom 2

11'0" x 10'3" (3.37 x 3.14)

Double glazed window to rear, central heated radiator.

Bedroom 3

13'1" x 10'0" (4.00 x 3.06)

Double glazed window to front, central heated radiator.

Bedroom 4

11'11" x 9'7" (3.65 x 2.93)

Double glazed to rear, central heated radiator.

Bedroom 5

7'8" x 7'1" (2.35 x 2.17)

Double glazed window to rear, central heated radiator.

Bathroom

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

Garden

Generous patio area.

Garage

Up and over door to front, power and lighting.



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. Service charge of approx. £250 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.

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

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 artists 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 intended to constitute 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 4.00pm.



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