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22 Chingford Close, Wordsley, Stourbridge, DY8 5PA

**** STOP & TAKE A LOOK AT THIS ONE ****

This exceptional detached property is truly ideal for those looking to upsize into a substantial family home. Having been extended and well modernised by the current owners this offers turn key ready accommodation throughout. Nestled within a hidden gem of Wordsley you are surrounded by five star amenities and superb schooling options. In brief the property comprises; reception hall, lounge, dining room, kitchen/breakfast room, snug, w.c, pub, home gym & utility room. To the first floor are four well sized bedrooms and family bathroom. To the rear is a private garden along with off road parking to front.

Block paved driveway to front providing ample off road parking.

Reception Hall

A bright and airy hall with doors radiating off to all ground floor accommodation, storage cupboard, central heated radiator.

Lounge

17'0" x 10'5" (5.19 x 3.20)

Gas fire with exposed brick, double glazed bay window to front, central heated radiator.

Dining Room

18'9" x 8'2" (5.74 x 2.51)

Double glazed window to rear, opening to kitchen/breakfast room, central heated radiator.

Kitchen/Breakfast Room

21'2" x 16'7" (6.47 x 5.08)

The heart of the home is this exceptional modern fitted kitchen/breakfast room that offers a variety of wall and base units, large breakfast island, space for American style fridge/freezer, double electric oven, integrated microwave, four ring gas hob with extractor above, sink and drainer, integrated dishwasher, tiled flooring throughout with part under floor heating, large skylight, spot lights, bi-fold doors opening into the kitchen, opening to the snug.

Snug

13'1" x 7'8" (4.00 x 2.36)

Stairs rising to first floor, central heated radiator.

Landing

Doors radiating off to all first floor accommodation, loft access, skylight.



Bedroom 1

12'6" x 8'5" (3.82 x 2.59)

Fitted wardrobes, two double glazed windows to side and rear, central heated radiator.

Bedroom 2

13'0" x 8'10" (3.98 x 2.71)

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

Bedroom 3

9'6" x 9'3" (2.92 x 2.82)

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

Bedroom 4

13'0" x 7'2" (3.98 x 2.19)

Double glazed window, central heated radiator.

Bathroom

Bath, shower, wash hand basin, w.c, bidet, tiled flooring, chrome heated towel rail, double glazed window to front.

W.C

Wash hand basin, w.c.

Pub

Just wait till you walk into this room, set up like an old style pub this room truly hold the wow factor, power and lighting throughout, doors to front, door off to home gym, central heated radiator.

Gym

7'5" x 7'4" (2.27 x 2.26)

Power and lighting through, door to utility.

Utility

10'2" x 6'0" (3.12 x 1.85)

Wall and base units with worksurface, sink and drainer, tiled flooring, door to garden.

Garden

A true asset is this private and peaceful garden with generous tiled patio area perfect for those summer evenings spent with friends and family, a neat and tidy lawn area.



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.

Agents Note

The owner works with the Lex Allan Group.

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.

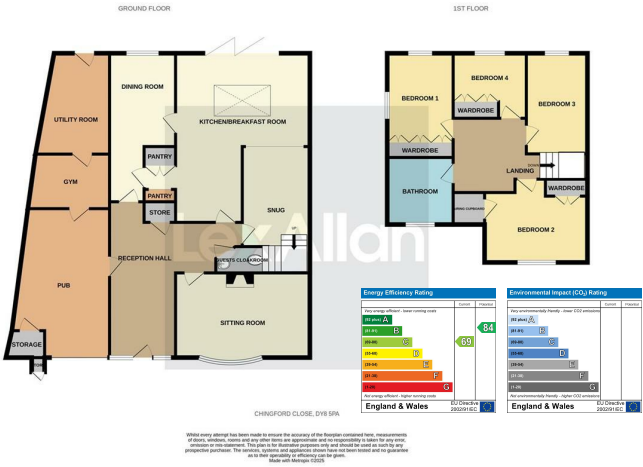
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide 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

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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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