



**** OOOZING WITH CHARACTER & CHARM INSIDE & OUT ****

This exceptional four bedroom semi detached family home has been tremendously modernised to truly create a warm and welcoming family home. Nestled within the Old Quarter you are surrounded by superb amenities located on your doorstep. We highly recommend viewings to truly appreciate the accommodation on offer. In brief the property comprises; entrance hall, lounge, kitchen, dining area, three well sized bedrooms and house bathroom to the first floor, stairs lead up to allow access to the master bedroom with en-suite. A peaceful garden can be found to the rear. Call today to arrange your viewing.

Approach

Facade wall to front with tidy gravelled area tucked behind.

Entrance Hall

Door off to lounge, stairs rising to first floor, tiled flooring, central heated radiator.

Lounge

24'4" x 11'10" (7.43 x 3.61)

Exceptional sized lounge with log burner, double glazed bay window to front with bench seat, original exposed wooden flooring, further fireplace with surround, double glazed sash window to rear, door off to kitchen, central heated radiators.

Kitchen

14'7" 9'0" (4.47 2.76)

Variety of wall and base units, rangemaster style oven with extractor above, sink and drainer, integrated fridge/freezer dishwasher, tiled flooring, double glazed window to side, spot lights, opening to dining area.

Dining Area

11'9" 9'1" (3.60 2.78)

French doors open into the garden, tiled flooring, central heated radiator.

Landing

Doors radiating off, stairs rise to second floor, central heated radiator.



Bedroom 2

15'1" x 12'0" (4.61 x 3.66)

Feature fireplace, two double glazed windows to front, central heated radiator.

Bedroom 3

12'8" x 12'0" (3.88 x 3.68)

Double glazed window to rear, central heated radiator, spot lights.

Bedroom 4

8'11" x 7'11" (2.72 x 2.42)

Double glazed window to rear, central heated radiator.

Bathroom

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

Second Floor Landing

Door off to bedroom 1.

Bedroom 1

13'11" x 13'7" (4.26 x 4.16)

Two skylights, double glazed window to rear, door off to en-suite, central heated radiator, doors allowing access to the eaves storage.

En-Suite

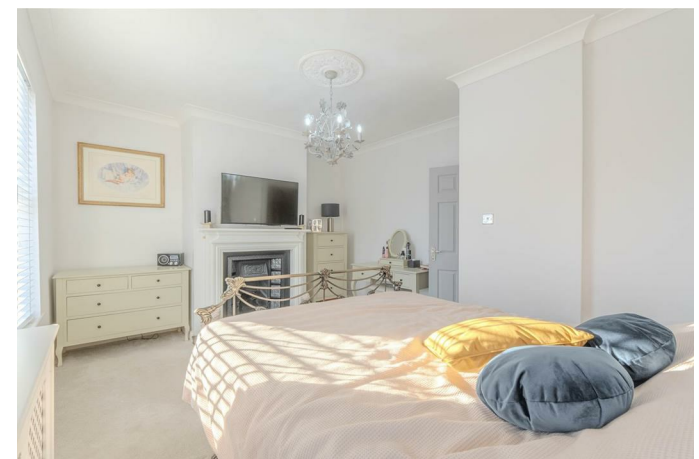
Shower, wash hand basin, w.c, central heated radiator, spot lights, double glazed window to rear, tiled flooring.

Garden

Patio area with generous neat and tidy lawn, gate allows access to the front of the property.

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 £300 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 B

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 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 4.00pm.



The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH
info@lexallan.co.uk
01384 379450
www.lexallan.co.uk

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