



**** A RARE OPPORTUNITY TO PURCHASE AN EXCEPTIONAL FAMILY HOME ****

This detached family home has had one owner since constructed in 1991 & has been carefully well-maintained by the owners during this period. Campion Grove is a true hidden gem which is surrounded by five star schooling options & superb local amenities located right on your doorstep. This truly is ideal for those looking to put their own stamp on their next property. In brief the property comprises; porch, reception hall, cloak room, w.c, lounge, dining room, kitchen/breakfast room, utility, study and garden room. To the first floor is the master bedroom with en-suite, three further well sized bedrooms and family bathroom. To the rear is a peaceful garden along with off road parking to front with access to the double garage. Viewings are highly recommended to appreciate the accommodation on offer.

Approach

Neat and tidy lawn area to front with block paved driveway to front providing ample off road parking.

Porch

Door leading to the Reception hall.

Reception Hall

A warm and welcoming hall with doors radiating off, stairs rise to first floor.

Lounge

19'11" x 13'8" (6.09 x 4.17)

Gas fire place with quarry tiled hearth and exposed brick to centre with double glazed windows to either side, double glazed bay window to front, patio doors allow access to the garden room, wall lights, two central heated radiator.

Dining Room

12'0" x 11'8" (3.66 x 3.56)

Double glazed bay window to rear over looking the garden, central heated radiator.

Kitchen/Breakfast Room

14'0" x 9'9" (4.28 x 2.99)

Variety of wall and base units, double 'Zanussi' electric oven, electric hob with extractor above, integrated dishwasher and fridge, sink and drainer, tiled flooring, double glazed window to rear, spot lights.

Utility

10'4" x 8'10" (3.16 x 2.71)

Ample fitted units with fitted worktops, sink and drainer, plumbing for washer and dryer, large airing cupboard, door to side, tiled flooring, double glazed window to front, central heated radiator.



Study

10'5" x 8'10" (3.20 x 2.71)

Double glazed window to rear, central heated radiator.

Cloak Room

Fitted storage with door off to guest w.c.

Guest W.C

Wash hand basin, w.c, double glazed window to front.

Landing

A bright and airy landing with doors radiating off to all first floor accommodation, two double glazed windows to front, ;loft access.

Master Bedroom

13'9" x 10'10" (4.20 x 3.32)

Ample fitted wardrobes, door off to en-suite, central heated radiator, double glazed window to rear.



En-Suite

Bath with shower, wash hand basin, w.c, bidet, double glazed window to side.

Bedroom 2

12'7" x 10'10" (3.85 x 3.32)

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



Bedroom 3

9'1" x 8'9" (2.77 x 2.68)

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

Bedroom 4

8'9" x 7'7" (2.67 x 2.32)

Currently set up as a walk in wardrobe offering ample fitted wardrobes, double glazed window to front, central heated radiator.



Bathroom

Corner bath, shower, wash hand basin, w.c, bidet, double glazed window to rear, spot lights, central heated radiator.

Garden Room

13'6" x 12'3" (4.13 x 3.74)

Two French doors to either side opening into the garden, two central heated radiators.

Garden

A true asset is this private and peaceful rear garden with patio area ideal for hosting, neat and tidy lawn with multiple outdoor power sockets, private gate allows access to the woods to the rear along with mature shrubs throughout.

Double Garage
17'0" x 16'9" (5.20 x 5.13)

Power and lighting throughout, two up and over doors to front, window to side, loft access.

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

IMPORTANT NOTICE No description of 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.



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