



**** MORE ACCOMMODATION THAN MEETS THE EYE ****

This extended semi detached family home is truly ideal for those looking to upsize. With an extensive amount of accommodation on offer and being surrounded by superb amenities, this truly is a must view. In brief the property comprises of; ample off road parking to front, entrance hall, two reception rooms, kitchen, utility and downstairs shower room. To the first floor are four well sized bedrooms and family bathroom. A private garden can be found to the rear along with summerhouse along with GARAGE to side. Call today to arrange your viewing.

Approach

Block paved driveway to front providing ample off-road parking.

Entrance Hall

Spacious entrance hall with stairs rising to 1st floor, central heated radiator, under storage, opening to kitchen dining area.

Lounge

14'5" x 12'5" (4.40 x 3.80)

Double glazed bay window to front, central heated radiator, opening to kitchen diner, gas fire with surround.

Kitchen/Dining

18'10" x 8'1" (5.76 x 2.47)

Variety of all in base units, electric oven, four ring gas hub with extra above, sink and drainer, French doors opening into garden, double glaze window to rear, under stairs storage cupboard, door off to utility.

Utility

8'5" x 8'0" (2.58 x 2.45)

Tiled flooring through, plumbing for washing machine.

Shower Room

Large walk-in shower, tiled flooring, wash hand basin WC vanity unit, spotlights, chrome heated towel.

Reception Room

14'0" x 13'3" (4.29 x 4.04)

Two storage cupboards, central heated radiator, double glazed window to front, door front.



Landing

Spacious landing with doors radiating off, loft access.

Bedroom 1

11'3" x 10'3" (3.45 x 3.14)

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

Bedroom 2

15'0" x 10'7" (4.59 x 3.23)

Double glazed window to front, central heated radiator, spotlights.

Bedroom 3

15'0" x 10'10" (4.58 x 3.32)

Double glazed window to rear, central heated radiator.

Bedroom 4

12'2" x 10'0" (3.73 x 3.06)

Double glaze window to rear, central heated radiator.

Bedroom 5

8'2" x 8'5" (2.49 x 2.59)

Double glazed window to rear, central heated radiator 2.59x2.49.

Family Bathroom

Bath with shower over what, wash hand basin WC vanity unit, tiled flooring, chrome towel rail, double glazed window front.

Garden

With various doors from the property, decking, central lawn and double glazed bifold doors to summer house..

Garage

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.



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.

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.

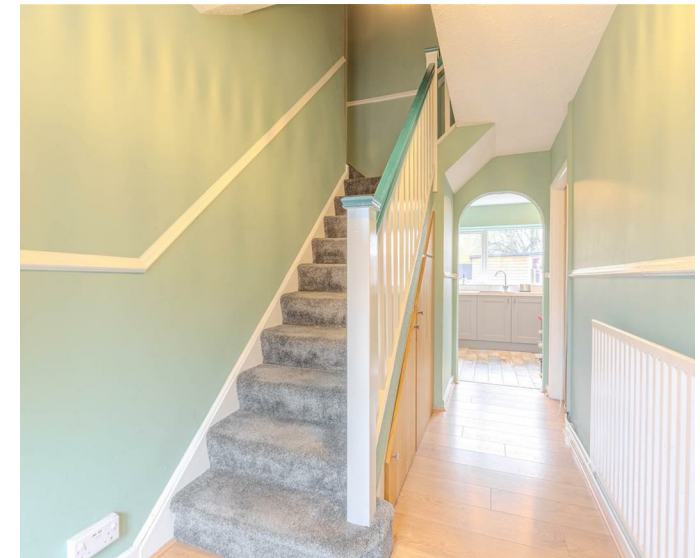
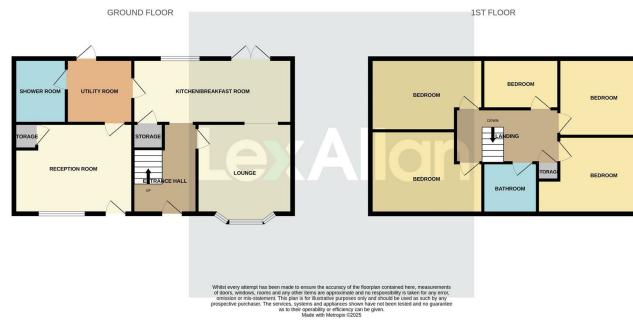
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would 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.

Energy Efficiency Rating

Rating	England & Wales	EU Directive 2002/91/EC
A	92 kWh/m²	92 kWh/m²
B	101 kWh/m²	101 kWh/m²
C	109 kWh/m²	109 kWh/m²
D	124 kWh/m²	124 kWh/m²
E	130 kWh/m²	130 kWh/m²
F	137 kWh/m²	137 kWh/m²
G	149 kWh/m²	149 kWh/m²

Environmental Impact (CO₂) Rating

Rating	England & Wales	EU Directive 2002/91/EC
A	92 gCO ₂ /m²	92 gCO ₂ /m²
B	101 gCO ₂ /m²	101 gCO ₂ /m²
C	109 gCO ₂ /m²	109 gCO ₂ /m²
D	124 gCO ₂ /m²	124 gCO ₂ /m²
E	130 gCO ₂ /m²	130 gCO ₂ /m²
F	137 gCO ₂ /m²	137 gCO ₂ /m²
G	149 gCO ₂ /m²	149 gCO ₂ /m²



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.

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