



LexAllan

local knowledge exceptional service

72 Kirkpatrick Drive, Wordsley, Stourbridge, DY8 5TG

**** SPACIOUS FAMILY HOME NESTLED WITHIN THE HEART OF WORDSLEY ****

This exceptional detached family home has been well maintained by the current owners and offers turn key ready accommodation. Benefitting from being surrounded by superb amenities and great schooling options located right on your doorstep. In brief the property comprises; porch, entrance hall, lounge, dining room, family room, kitchen with utility off & w.c. To the first floor is the master bedroom with en-suite, three further bedrooms and family bathroom. To the rear is peaceful garden with off road parking to front. Call today to arrange your viewing on 01384 442464 to call.

Approach

Blocked paved driveway to front providing off-road parking

Entrance Hall

Spacious entrance hall with doors radiating off to all ground floor accommodation, stairs rising to first floor, central heated radiator.

Lounge

Superb sized lounge with double glazed window to rear, opening to the dining room, central heated radiator.

Dining Room

French doors open into the garden, central heated radiator.

Kitchen

12'4" x 8'1" (3.78 x 2.47)

Kitchen offers a variety of wall and base units, double electric oven with four ring gas hob, integrated dishwasher, double glazed windows of front side elevation, spotlights, tiled floor, undercounter integrated fridge/freezer.

Utility

Utility offers wall and base units, plumbing for washing machine and dishwasher, tiled flooring, door access to side.



W.C

Wash hand basin, WC, chrome heated towel rail.

Landing

Spacious landing with doors radiating to all first floor accommodation

Master Bedroom

11'3" x 10'6" (3.45 x 3.22)

Master bedroom offers fitted wardrobes, double glazed window to front, door off to en-suite, central heated radiator.

En-Suite

Spacious ensuite with shower cubicle, wash hand basin, WC, chrome heated towel rail, spotlights, double glaze window to side, shaver socket.

Bedroom 2

12'11" x 7'9" (3.94 x 2.37)

Double glazed window to front, central heated radiator.

Bedroom 3

10'9" x 7'10" (3.3 x 2.39)

Double glazed window to rear, central heated radiator.

Bedroom 4

8'4" x 7'3" (2.56 x 2.23)

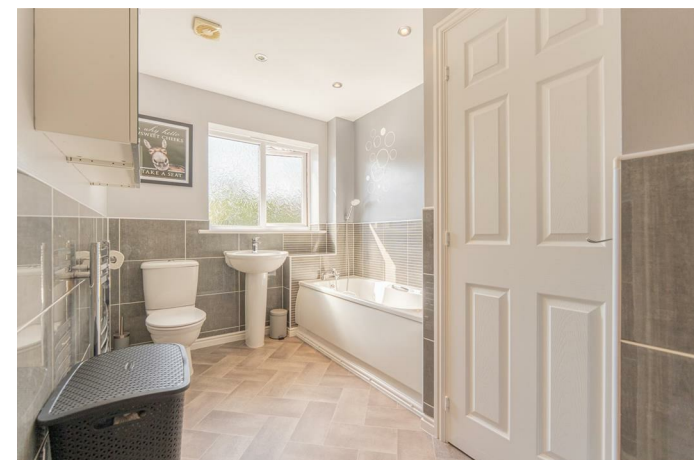
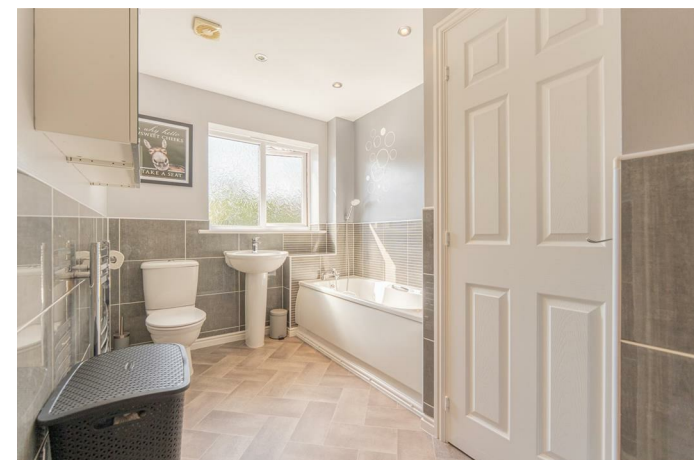
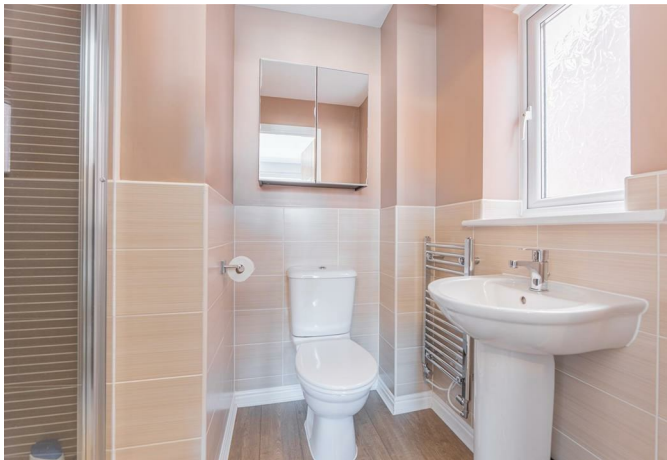
Double glazed window, central heated radiator.

Bathroom

Bath with shower attachment, WC, wash hand basin, chrome heated towel, spotlights, double glazed window, airing cupboard.

Garden

A private peaceful garden with generous patio area neat and tidy lawn with a border of mature shrubs.



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.

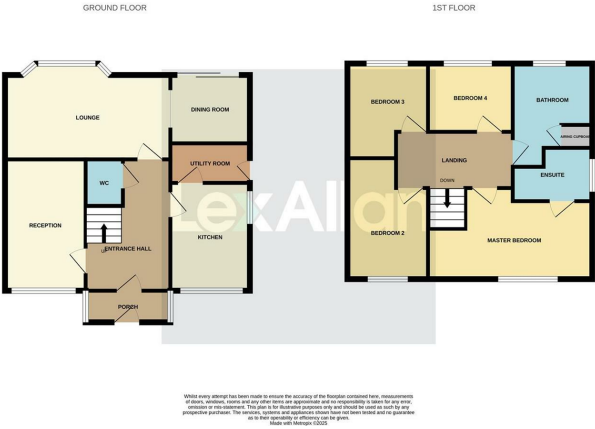
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide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

The same also applies if we have provided your details to any other service relevant to your property. The 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

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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