



This three bedroom home boasts high quality and move in ready accommodation at a popular residential address. The property comprises of driveway and garage leading to entrance hall, spacious lounge, kitchen, downstairs w.c. To the first floor are two bedrooms and house bathroom and to the top floor is a spacious master bedroom with wardrobe space and en-suite off and finally an attractive rear garden makes this property a must view.

Approach

Via tarmac driveway to side offering parking, beds to front, pathway leading to:

Entrance Hall

With double glazed door to front, stairs to first floor accommodation, cupboard off and central heating radiator.

Lounge

14'9" x 12'9" (4.5 x 3.9)

Double glazed window and door to rear, electric fire with feature surround, central heating radiator.

Kitchen

6'2" x 12'1" (1.9 x 3.7)

Double glazed window to front, central heating radiator, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated oven, space and plumbing for washing machine, tiling to splash backs.

Downstairs WC

Wash hand basin, low level w.c., central heating radiator, tiling to splash backs and extractor fan.

First Floor Landing

Double glazed window to front, central heating radiator, doors radiating to:

Bedroom Two

12'1" x 12'9" (3.7 x 3.9)

Central heating radiator and double glazed window to rear.

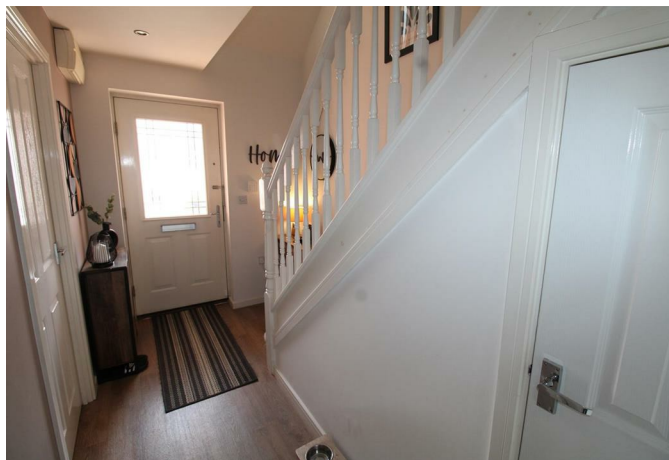
Bedroom Three

6'2" x 11'9" (1.9 x 3.6)

Double glazed window to front and central heating radiator.

Bathroom

Heated towel rail, low level w.c., wash hand basin, bath with electric shower over, tiling to splash backs and extractor fan.



Bedroom One
12'9" x 10'2" (3.9 x 3.1)

Skylights, central heating radiator, cupboards and wardrobes off, access to loft space.

En-suite

With skylight, central heating radiator, low level w.c., wash hand basin, shower enclosure, tiling to splash backs and extractor fan.

Rear Garden

With slabbed patio, lawn, beds with various plants and shrubs and all with fencing to enclose.

Garage

Metal up and over door to front, further door to rear.

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 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 this please contact us on 0161 275 1616.

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Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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