



**LexAllan**

local knowledge exceptional service

58 Poplar Road, Norton, Stourbridge, DY8 3BD



**\*\* LOOKING TO UPSIZE? TAKE A LOOK AT THIS ONE \*\***

This detached family home has been tremendously modernised & extended to create an exceptional family home. Nestled within the heart of Norton you are surrounded by superb amenities & five star schooling options. This truly is a must view to appreciate the accommodation on offer. In brief the property comprises; entrance hall, lounge, kitchen/diner, sitting room, utility, study, w.c. To the first floor is the master bedroom with en-suite, three further bedrooms and house bathroom. A peaceful garden can be found to the rear along with garage & off road parking to the front. Call today to arrange your viewing.



**Approach**

Driveway to front providing off road parking for multiple vehicles.

**Entrance Hall**

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

**Lounge**

24'0" x 11'5" (7.34 x 3.49 )

Log burner with exposed brick surround, double glazed bay window to front, two central heated radiators.



**Kitchen/Diner**

24'11" x 16'11" (7.60 x 5.18 )

Variety of wall and base units, double electric oven, five ring gas hob with extractor above, dual sink and drainer, integrated dishwasher, space for American style fridge/freezer, large centred island, bi-fold doors open into the garden, opening to additional sitting room, three central heated radiators.

**Sitting Room**

16'3" x 8'2" (4.96 x 2.49 )

Double glazed window to front, central heated radiator.



**Utility**

Plumbing for washer, sink and drainer, double glazed window to rear.



### W.C

Wash hand basin, w.c, spot lights.

### Study

8'8" x 6'9" (2.65 x 2.08 )

Skylight, power throughout, door to garage.

### Landing

Airy and spacious landing with doors radiating off to all first floor accommodation.

### Master Bedroom

10'10" x 9'1" (3.31 x 2.77)

Fitted wardrobes, central heated radiator, double glazed bay window to front, en-suite off.



### En-Suite

Shower, wash hand basin, w.c, chrome heated towel rail, tiled flooring, double glazed window to front.

### Bedroom 2

11'4" x 10'5" (3.46 x 3.19)

Double glazed window to rear, central heated radiator.



### Bedroom 3

10'5" x 8'2" (3.20 x 2.51 )

Double glazed window to rear, central heated radiator.

### Bedroom 4

10'1" x 8'3" (3.08 x 2.54 )

Built in wardrobes, central heated radiator, double glazed window to front.



### Bathroom

Bath, wash hand basin, w.c, spot lights, tiled flooring, double glazed window to rear.

### Garage

14'5" x 9'1" (4.41 x 2.78 )

Electric roller shutter door to front, power and lighting through.

### Garden

A peaceful rear garden with patio area ideal for those summer evenings spent with friends and family, tidy lawn area.





Council Tax Band E

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.

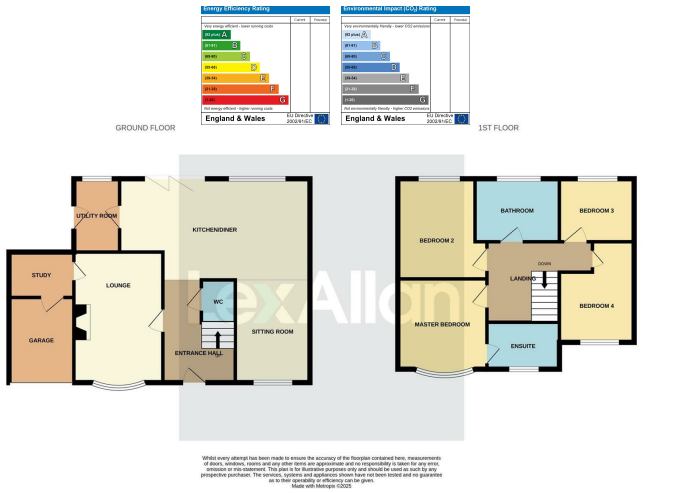
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide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

**IMPORTANT NOTICE** No description or information given whether or not these particulars are 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 given 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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