



HIGH QUALITY THREE BEDROOM BARN CONVERSION IN THE HEART OF CHADDESLEY CORBETT.

Having a private drive with the rural feel and charm yet convenient location in the heart of this quaint Worcestershire village. Having an established garden, a double garage and a modern open plan layout with high quality accommodation and real charm thanks to the exposed beams and traditional features.

The property itself comprises of large driveway giving access to garage, entrance hall, lounge/diner, kitchen, utility and downstairs WC. To the first floor are three large double bedrooms, two with en suites as well as further house bathroom. Finally a beautifully maintained garden to the rear over looking the church.

For further information or to arrange your viewing contact the office.

Part of the Lex Allan Collection.

Approach

Un-adopted driveway which serves just the three barns and the main house and a private drive bound by lawns and mature established borders.

Garage

14'5" x 19'4"

Electric up and over door, loft access and side access which meets with a further path that leads to the front door.

Entrance Hall

Door and windows to front, stairs off and central heating radiator.

Downstairs WC

WC, wash hand basin with mixer tap and storage below, heated towel rail, extractor fan and tiled splash backs.

Kitchen

14'9" x 23'3"

Double glazed windows to rear, range of wall and base units with work surface over incorporating sink with mixer tap, integrated dishwasher, microwave, breakfast bar and central heating radiator.

Utility

15'1" x 7'6"

Doors to front and rear, tiled floor and splash backs, central heating radiator, range of wall and base units with work surface over incorporating sink with mixer tap, space and plumbing for washing machine.



Landing

Double glazed windows to front and rear, feature exposed beams and cupboards off.

Bedroom One

18'8" x 13'5"

Double glazed window to front and rear, built in wardrobes, and central heating radiator.

En suite

Shower, heated towel rail, wash hand basin with mixer tap, WC, double glazed window to rear and tiled splash backs.

Bedroom Two

14'9" x 12'5"

Double glazed window to rear and front, built in wardrobe and central heating radiator.

En suite

Shower, wash hand basin with mixer tap and storage below, WC, double glazed window to front, heated towel rail.

Bedroom Three

8'10" x 11'1"

Double glazed window to front, central heating radiator and access to loft space.

Bathroom

Double glazed window to rear, WC, wash hand basin with mixer tap and storage below, bath with shower over, tiled splash backs, heated towel rail and feature exposed beam.

Rear Garden

Accessed from both the utility and the living room a delightful rural garden with the church in the background. A carefully planned garden with an array of perennials and secluded 'sun trap' areas.

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.

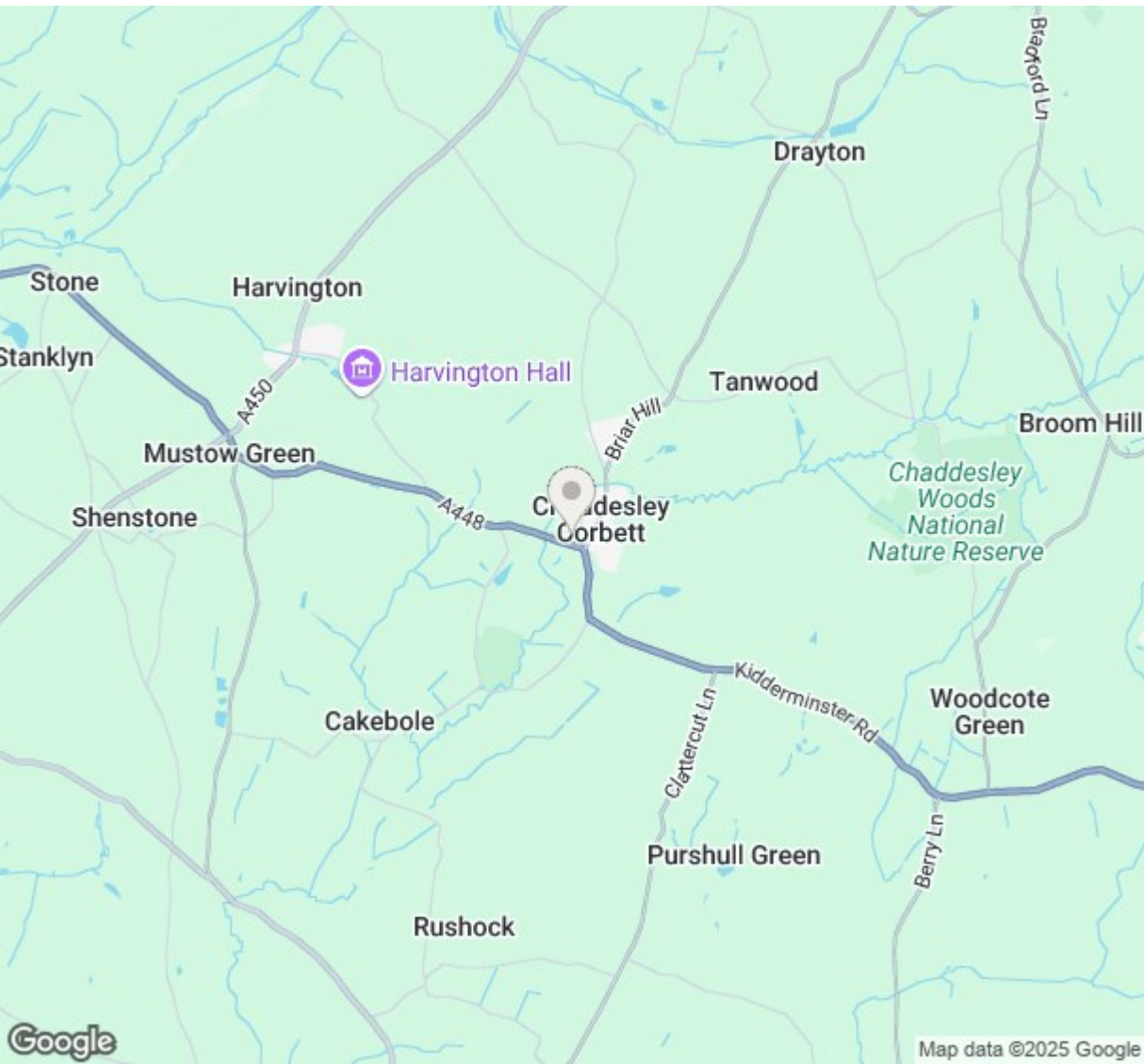
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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.

Council Tax Band G

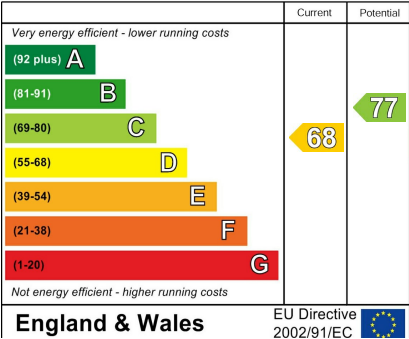




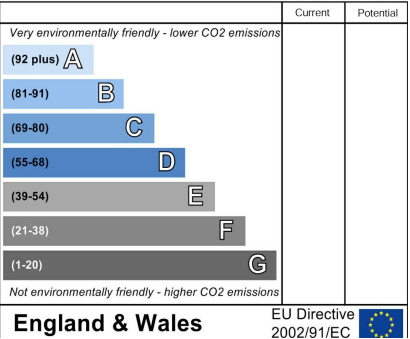




Energy Efficiency Rating



Environmental Impact (CO₂) Rating





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.

The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

LexAllan

local knowledge exceptional service