



**LexAllan**

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10 Ferndale Close, Hagley, Stourbridge, DY9 0QA



**\*\* JUST APPRECIATE THE LOCATION ON THIS ONE \*\***

This deceiving four bedroom family home has been well modernised & maintained throughout to create spacious versatile accommodation. Situated a stones throw from Hagley High Street you are surrounded by five star amenities & superb transport links. Ferndale Close in brief comprises; porch, entrance hall, kitchen, family/dining room, utility, w.c. To the first floor is the lounge along with bedroom four & house bathroom, stairs rise to the master bedroom with ensuite & further two double bedrooms. Peaceful garden to the rear with parking and garage to the front. Call today to arrange your viewing.

**Approach**

Driveway to front providing off road parking.

**Porch**

Door off to entrance hall.

**Entrance Hall**

Doors off to all ground floor accommodation, stairs rise to first floor, ample storage cupboards.

**Kitchen**

15'11" x 10'9" (4.86 x 3.28)

Variety of wall and base units, space for Rangemaster style oven & extractor above, integrated dishwasher, sink and drainer, tiled splashback, breakfast bar, opening to diner/family Room, spot lights.

**Diner/Family Room**

15'8" x 9'8" (4.78 x 2.95)

Double doors open into the garden, skylight above letting the natural light flood through, spot lights, central heated radiator.

**Utility**

Base units, sink & drainer, plumbing for washing machine and dryer, door off to w.c. & garage.

**W.C**

Wash hand basin, w.c, central heated radiator, spot lights.





### Landing

Doors off to all first floor accommodation, built in storage cupboard, stairs rise to second floor.

### Lounge

15'11" x 11'10" (4.87 x 3.61)

Gas fire place, double glazed window to rear.

### Bedroom 4/Study

10'1" x 10'1" (3.09 x 3.08)

Double glazed window to front, central heated radiator.

### Bathroom

Bath, shower, wash hand basin, w.c, chrome heated towel rail, spot lights, double glazed window to front,

### Second Floor Landing

Doors off to all further bedrooms, built in storage.

### Master Bedroom

11'9" x 10'11" (3.60 x 3.35)

Double glazed window to front, door off to en-suite.

### En-Suite

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

### Bedroom 2

12'7" x 8'7" (3.84 x 2.64)

Double glazed window to rear.

### Bedroom 3

12'4" x 6'10" (3.77 x 2.10)

Double glazed window to rear.

### Garden

Peaceful garden with patio area along with variety of mature shrubs.

### Garage

8'10" x 6'7" (2.71 x 2.02)

Up & over door to front, power & lighting throughout.



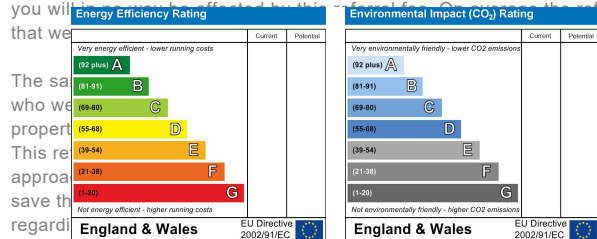


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We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral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

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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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