



LexAllan

local knowledge exceptional service

West Winds Priory Road, Oldswinford, Stourbridge, DY8 2HG

**** JUST APPRECIATE THE ACCOMMODATION ON OFFER ****

This detached bungalow is offered with no upward chain. Nestled within a well known address in the heart of Oldswinford, you are surrounded by superb amenities & five star transport links. 'West Winds' offers spacious turn key ready accommodation & is truly ideal for those looking to downsize but still have independent space. In brief the property comprises; porch, entrance hall, lounge, kitchen/diner, master bedroom with en-suite, two further bedrooms & house bathroom. A utility can be found just off the kitchen as well as a garage & additional storage cellar accessed via the rear garden. Call today to arrange your viewing!

Approach

Gravelled drive to front providing ample off road parking.

Porch

Door off to entrance hall, two double glazed windows to either side.

Entrance Hall

Doors radiating off to all accommodation, two storage cupboards, central heated radiator.

Lounge

21'9" x 13'8" (6.65 x 4.19)

Electric fire with surround, double glazed bay window to front, double doors open into the kitchen/diner, central heated radiator.

Kitchen/Diner

20'8" x 11'9" (6.30 x 3.59)

Variety of wall and base units, double electric oven, four ring gas hob with extractor above, integrated dishwasher, sink and drainer, double glazed window to rear, door off to utility room, double doors open into the garden, spot lights, central heated radiator.



Utility

9'11" x 4'10" (3.04 x 1.49)

Wall and base units, sink and drainer, plumbing for washing machine, door to garage.

Bedroom 1

14'0" x 11'10" (4.27 x 3.62)

Double glazed window to rear, central heated radiator.

En-Suite

Shower, wash hand basin, w.c, double glazed window to rear.

Bedroom 2

12'3" x 11'10" (3.75 x 3.61)

Double glazed window to front, central heated radiator.

Bedroom 3/Hobby Room

11'10" x 11'5" (3.61 x 3.50)

Versatile room offering patio doors that open into the garden, central heated radiator.

Bathroom

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

Garden

Peaceful garden that offers two lawn area along with beds of mature shrubs. secure side gate allows access to the front.

Garage

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

Cellar/Storage Room

Additional storage space located by double doors from the garden.



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 £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 our referral fee. The actual fee that we have received from Infinity is £1,000 inc VAT.

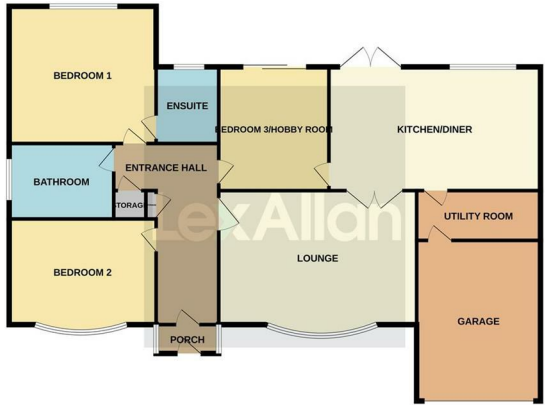
The same also applies to any other service relevant to your maximum referral fee. The actual fee that we have received from the service is £1,000 inc VAT.

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 contact us.

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.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, sections, yards and any other parts are approximate and are intended to give an impression of the general character of the property. The plan is a simplified diagram and is not intended to be used for any purpose other than to give a general impression of the property. The services, systems and equipment shown have not been tested and no guarantee is made as to their condition or efficiency. See also the EPC and the Energy Guide.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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