



LexAllan

local knowledge exceptional service

35 Scafell Road, Stourbridge, West Midlands, DY8 4UJ

A fantastic three bedroom semi detached property located in this popular address close to Stourbridge Town Centre. This wonderful home offers a family friendly layout throughout and has been beautifully modernised. This property in brief comprises; entrance hall, kitchen with an opening to the dining room, lounge. On the first floor you will find three bedrooms and a modern fitted bathroom. Outside you will find a South facing rear garden along with off road parking to front.

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



Approach

Tarmac driveway to front providing off road parking for two cars.

Entrance Hall

Allowing access from the front leading to a spacious hall that offers access to all ground floor accommodation along with the rear garden, stairs to first floor, under stair storage cupboard, central heating radiator.

Lounge

16'0" x 11'3" (4.88 x 3.45)

A superb sized lounge offering French doors to the rear, Log burner, central heating radiator and two double glazed windows to rear.

Kitchen

13'1" x 7'6" (4.01 x 2.29)

A variety of wall and base units, stainless steel sink and drainer, double gas oven, four ring gas hob with extractor above, double glazed window to front, tiled flooring, and opening to dining room.

Dining Room

16'2" x 7'10" (4.95 x 2.41)

Double glazed window to front, tiled flooring, central heating radiator and large storage cupboard.

Landing

A spacious landing offering access to all first floor accommodation and central heating radiator.

Bedroom One

16'0" x 11'5" (4.88 x 3.48)

Double glazed window to rear and central heating radiator.

Bedroom Two

9'3" x 8'7" (2.82 x 2.64)

Double glazed window to front and central heating radiator.

Bedroom Three

9'4" x 6'5" (2.87 x 1.96)

Double glazed window to front and central heating radiator.



Bathroom

A well presented fitted bathroom that offers bath with shower over, wash hand basin vanity unit, W.C, inset shelving, heated towel rail, floor to ceiling tiles, spot lights and double glazed window to side.

Rear Garden

A private and peaceful south facing rear garden that offers a superb sized patio area, steps that lead down to a generous lawn area.

Location

Scafell Road is ideally located with local shops and amenities nearby, and Stourbridge town centre approximately half a mile away. Bus routes and rail links are within close proximity, and the area is well served by a range of excellent educational facilities covering all age groups. The property would serve as an ideal base for the commuter with excellent road and rail links to the Black Country and further afield.

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.

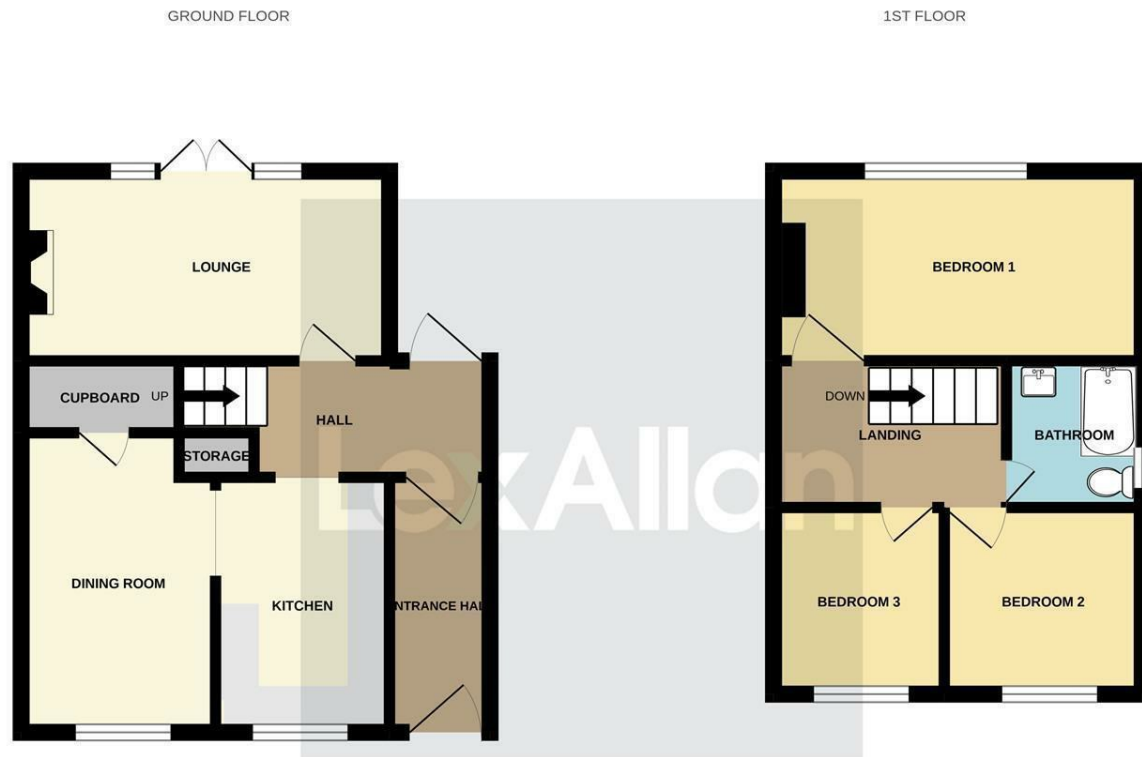
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would 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).

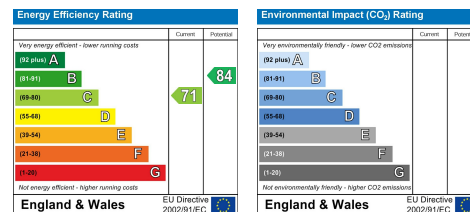
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Band B





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.
Made with Metropix ©2022.



NOTICE 1. No description or information given whether or not these particulars and whether (information) about the property or its value may be relied upon as a statement or representation. Lex Allan do not have any authority to make representation and accordingly any information is the responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or dimensions are approximate only. 3. Any reference to alterations to, or use of any part of the property is made on the basis that any necessary planning, building regulations or other consent has been obtained. 4. No guarantee is made about the condition of any service or equipment or whether they are year 2000 compliant.

Viewing by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 10.00am 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

LexAI
local knowledge exceptional