



**LexAllan**

local knowledge exceptional service

Wayside Norton Road, Iwerley, Stourbridge, DY8 2RX



**\*\* LOOKING FOR A SUBSTANCIAL HOME? THIS WILL TICK THE BOXES \*\***

'Wayside' is now ready for its next chapter, having been a loving family home for many decades this detached property is in need of modernisation throughout. Offering ample spacious accommodation spread over two floors, this truly could be ideal for the growing family. Nestled on a very known address you are surrounded by picturesque country views along with local amenities a short drive away. In brief the property comprises; porch, reception hall, lounge, dining room, sitting room, cloakroom, kitchen, utility and w.c. To the first floor are three double bedrooms all with fitted wardrobes and bathroom. Not only all of this accommodation but you have second stair case that takes you to the office & games room. To the rear is a substantial garden along with ample parking and garage to the front. If you are looking to put your own stamp on your next home, Norton Road is the one for you. Call today to arrange your viewing.

**Approach**

Gated driveway providing ample off road parking along with tidy lawn.

**Porch**

Tiled flooring allowing access to the reception hall.

**Reception Hall**

A warm & welcoming hall with doors radiating off to all ground floor accommodation, stairs rise to first floor, central heated radiator.

**Lounge**

21'7" x 11'5" (6.59 x 3.48)

Feature fireplace with gas fire, bay window to rear along with two windows to side, two central heated radiator.

**Dining Room**

13'5" x 11'5" (4.09 x 3.49)

Double glazed bay window to front, central heated radiator.

**Kitchen**

16'9" x 8'11" (5.11 x 2.74 )

Variety of wall and base units, sink and drainer, double electric oven, four ring gas hob, plumbing for dishwasher, tiled flooring through, window to rear, door off to lobby.

**Sitting Room**

12'11" x 5'8" (3.95 x 1.74)

Bay window to front along with additional window to side, central heated radiator.

**Lobby**

Doors radiating off to further accommodation, tiled flooring, stairs rising to second floor landing, access to garden.

**Utility**

Double glazed window to rear, sink and drainer.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(91-95) <b>A</b>			(91-95) <b>A</b>		
(81-90) <b>B</b>			(81-90) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





Hall

Door off to W.C.

W.C

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

Second Landing

Doors off to games room & office.

Office/Bedroom Five

7'8" x 7'5" (2.35 x 2.28)

Window to front, central heated radiator.

Games Room/Bedroom 4

15'7" x 15'3" (4.75m x 4.65m)

Double glazed window to rear, central heated radiator, door off to w.c.

W.C

Wash hand basin, w.c, window to side.

Cloakroom

Round window to front, central heated radiator.

Landing

Spacious landing with doors off to all first floor accommodation, double glazed window to front.

Bedroom 1

13'9" x 13'9" (4.20 x 4.20)

Fitted wardrobes, double glazed bay window to front, central heated radiator.

Bedroom 2

14'10" x 8'11" (4.53 x 2.74 )

Fitted wardrobes, two central heated radiators, double glazed window to rear.

Bedroom 3

12'5" x 11'6" (3.80 x 3.52 )

Fitted wardrobes, double glazed window to rear, shower, wash hand basin, central heated radiator.

Bathroom

Bath, wash hand basin, shower, w.c, double glazed window to front & side, tiled flooring, central heated radiator.

Rear Garden

A private and peaceful rear garden that offers a generous lawn area with a border of mature shrubs, slabbed patio area along with steps leading upto to additional garden.

Garage

21'3" x 7'10" (6.49 x 2.40)

Double doors to front, power and lighting throughout.





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.

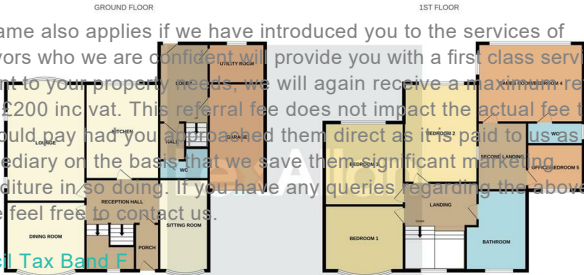
Referral Fees.

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 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.

Council Tax Band F



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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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