



With NO UPWARD CHAIN, this extended four bedroom detached property makes for a fantastic family home, with spacious accommodation through out at this convenient and sought after location.

The property itself is accessed via gates opening onto the large drive and garage, entrance hall, lounge, with double doors opening into snug and office off. Extended kitchen/living area, utility room and downstairs shower room. To the first floor off the spacious landing is four good sized bedrooms, the master with en suite and further house bathroom. Finally a mature garden to the rear.

Viewings are highly recommended to appreciate the accommodation on offer.

Approach

Access via gates., gravel drive offering parking for a number of cars, flower beds and with fencing and hedging to enclose.

Hallway

Door and stain glass window to front, central heating radiator, stairs and airing cupboard off.

Lounge

13'5" x 19'4"

Double glazed bay window to front, open fire and central heating radiator.

Snug

12'1" x 12'1"

Doors and window to rear and central heating radiator.

Office

11'5" x 10'5"

Double glazed window to rear, central heating radiator and skylight.

Kitchen

18'4" x 12'1"

Range of wall and base units with work surface over incorporating sink with mixer tap, space and plumbing for washing machine, extractor hood, tiled floor and splash backs and central heating radiator.

Living Room

18'4" x 10'5"

Two French doors to rear and central heating radiator.



Utility

6'6" x 12'1"

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

Shower Room

Double glazed window to rear, wash hand basin with mixer tap and storage below, built in cupboard units, heated towel rail, shower, bidet, WC, tile walls and floor and extractor fan.

Garage

16'4" x 18'0"

Roller garage door, further door and window to side.

Landing

Access to loft space and doors off.

Bedroom One

10'9" x 13'1"

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

En suite

Double glazed window to rear, WC, shower, wash hand basin with mixer tap and storage below, tiled walls and central heating radiator.

Bedroom Two

13'9" x 16'8"

Double glazed window to front, central heating radiator and eave storage off.

Bedroom Three

14'9" x 12'9"

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

Bedroom Four

16'8" x 10'5"

Double glazed window to front and central heating radiator.

Bathroom

Double glazed window to front, central heating radiator, wash hand basin with mixer tap and storage below, WC, shower, bath with mixer tap, tiled walls and extractor fan.

Rear Garden

Patio area, lawn, flower beds and all with fencing and hedging to enclose.

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.

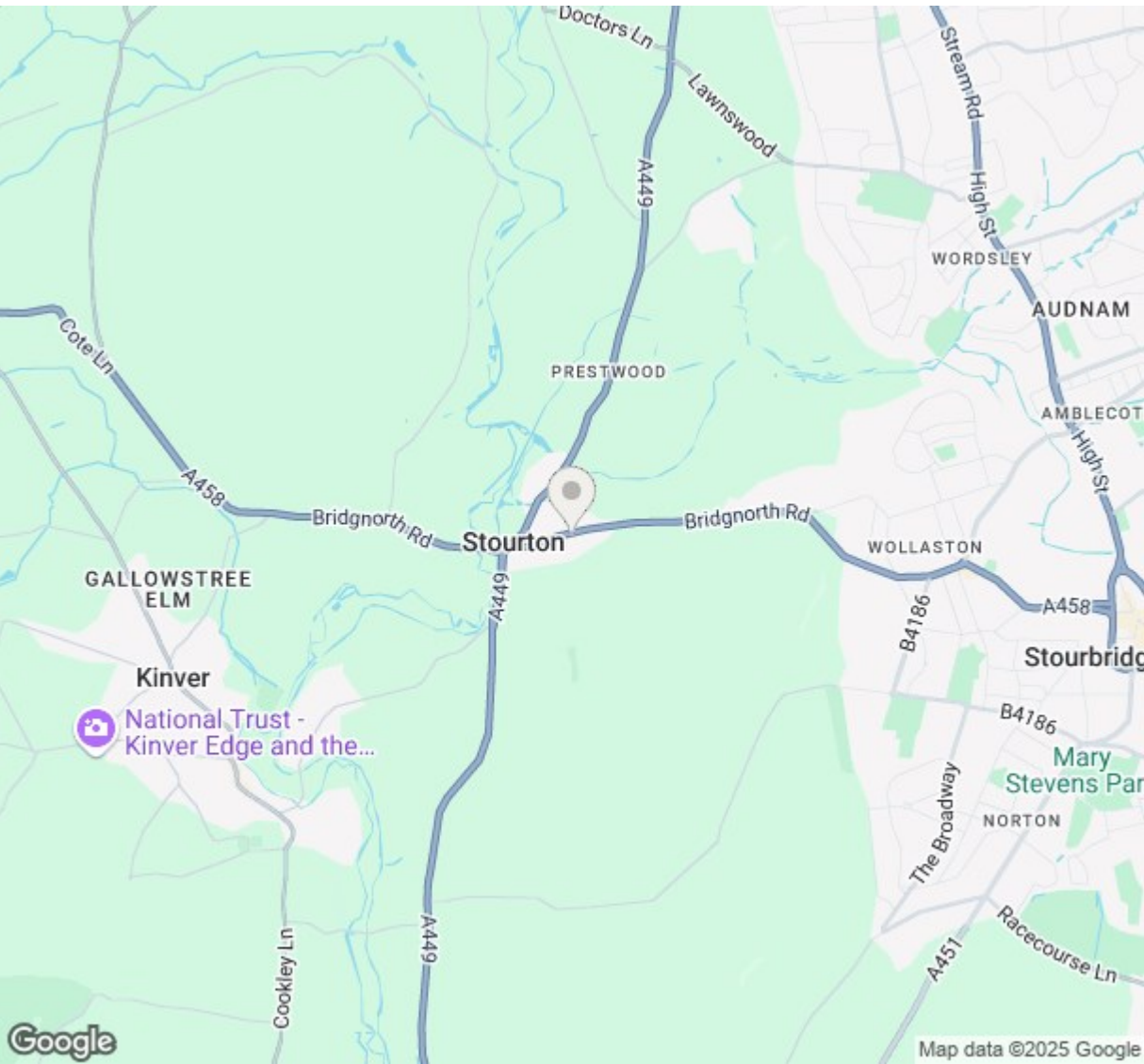
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would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

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

Environmental Impact (CO₂) 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		
England & Wales	EU Directive 2002/91/EC	



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.

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