



**** PRIME LOCATION IN THE VILLAGE OF KINGSWINFORD ****

This exceptional extended detached family has been truly well maintained by the owners over the many years of ownership. Offering spacious accommodation throughout, Prestwick Road is ideal for those looking to upsize. Nestled within the heart of Kingswinford Village you are surrounded by superb amenities & schooling options to meet all ages. In brief the property comprises; reception hall, lounge/dining area, modern fitted kitchen, utility, conservatory & guest w.c. To the first floor are three well sized bedrooms & modern shower room. The loft has been fully boarded throughout with lighting & power through. An easy to maintain garden to the rear with driveway & garage to the front. All of this is now being offered with NO UPWARD CHAIN, so call today to arrange your viewing.

Approach

Block paved driveway to front with decorative front garden.

Reception Hall

Warm & welcoming hall with doors off to all ground floor accommodation, stairs rising to first floor, double glazed bay window to front, central heated radiator.

Lounge

18'10" x 16'1" (5.76 x 4.91)

Centred gas fire with surround, two opening to the dining area, wall mounted down lights, central heated radiator.

Dining Area

19'3" x 16'1" (5.89 x 4.91)

Patio doors open into the garden, central heated radiator.

Kitchen

14'0" x 7'10" (4.29 x 2.40)

Modern fitted kitchen with a variety of wall and base units, granite worktops, inset sink and drainer, Multiple 'Neff' integrated goods including, double oven, induction hob, dishwasher, tiled flooring through, double glazed window to side.



Utility

7'10" x 7'4" (2.41 x 2.25)

Worksurface with sink and drainer, plumbing for washing machine, door off to conservatory along with access to the garage, tiled flooring, central heated radiator.

Landing

A bright & airy landing with doors off to all first floor accommodation, loft access, double glazed window to side, central heated radiator.

Bedroom 1

12'2" x 9'11" (3.73 x 3.03)

Double glazed window to rear, central heated radiator.



Bedroom 2

10'0" x 9'10" (3.06 x 3.02)

Double glazed window to front, central heated radiator.



Bedroom 3

8'9" x 7'10" (2.68 x 2.41)

Double glazed window to rear, central heated radiator.

Shower Room

Large walk in shower, wash hand basin, w.c, Karndean flooring, chrome central heated radiator, double glazed window to side.



Garage

14'2" x 8'2" (4.32 x 2.50)

Insulated door to front, power & lighting throughout along with plumbing.

Conservatory

12'0" x 8'5" (3.67 x 2.58)

Double doors open into the garden, power and lighting, tiled flooring.

Garden

Easy to maintain private garden with artificial lawn and a border of mature shrubs.

Boiler Cupboard

Additional store room located under the carport to the front.



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 £30 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 time and effort in obtaining the relevant information. **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.



The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH
info@lexallan.co.uk
01384 379450
www.lexallan.co.uk

LexAllan
local knowledge exceptional service