



**LexAllan**

local knowledge exceptional service

142 Marine Crescent, Stourbridge, DY8 4XR



**\*\* TURN KEY READY DETACHED FAMILY HOME \*\***

This charming three/four bedroom has been exceptionally modernised by the current owners to create a warm & welcoming home. Nestled on 'Marine Crescent' you are surrounded by superb local amenities & schooling options for all ages. In brief the property comprises; entrance hall, lounge, kitchen/diner, study/bedroom 4, w.c, master bedroom with en-suite, further two bedrooms & house bathroom. To the rear is a peaceful garden along with off road parking & garage to front. Not only all this accommodation but this property is offered with NO UPWARD CHAIN.

**Approach**

Driveway to front providing off road parking.

**Entrance Hall**

Doors off to all accommodation, central heated radiator.

**Kitchen/Diner**

**19'3" x 11'6" (5.89 x 3.51 )**

Modern fitted kitchen offering a variety of integrated goods which include; electric oven, microwave, fridge & freezer, dishwasher, bin compartment, sink and drainer, four ring gas hob with tiled splashback, breakfast bar, two double glazed windows to rear, central heated radiator.

**Study/Bedroom 4**

**10'1" x 6'9" (3.08 x 2.07)**

Double glazed window to front, central heated radiator.

**W.C**

Wash hand basin, w.c, central heated radiator, double glazed window to side.

**Lounge**

**19'4" x 15'3" (5.91 x 4.67 )**

French doors open into the garden, double glazed window to rear, central heated radiator.





### Landing

Doors off to all first floor accommodation. loft access.

### Master Bedroom

12'5" x 10'5" (3.79 x 3.19)

Fitted wardrobes, two double glazed windows to front, door off to en-suite, central heated radiator.

### En-Suite

Shower, wash hand basin, w.c, central heated radiator, spot lights, double glazed window to front.

### Bedroom 2

11'8" x 9'3" (3.57 x 2.84 )

Double glazed window to rear, central heated radiator, storage cupboard off.

### Bathroom

Bath with shower over, wash hand basin, w.c, double glazed window to side, central heated radiator.

### Bedroom 3

10'0" x 9'3" (3.07 x 2.84 )

Double glazed windows to rear, central heated radiator.

### Garage

14'10" x 8'2" (4.54 x 2.51 )

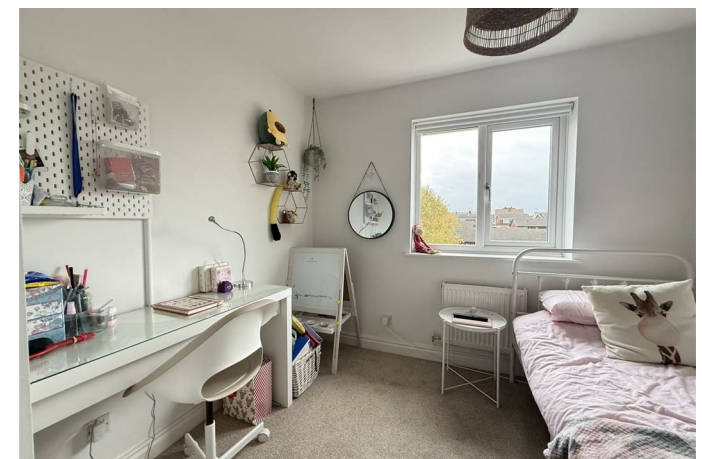
Electric roller shutter door to front, power & lighting throughout, plumbing for washing machine.

### Garden

A private & peaceful garden offering tidy patio area along with generous lawn.

### 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. The maximum referral fee of £200 is the actual fee that you would be paid to us as an intermediary. Any significant marketing expenditure regarding the above, please

**Council Tax Band E**

**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.



| 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 |
| (91-100) <b>A</b>                           |                         |           | (91-100) <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>  |                         |           |
| (43-54) <b>E</b>                            |                         |           | (43-54) <b>E</b>  |                         |           |
| (21-42) <b>F</b>                            |                         |           | (21-42) <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                             | EU Directive 2002/91/EC |           | England & Wales   | EU Directive 2002/91/EC |           |

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