





Situated in a highly sought after Norton address, this exceptional, extended three-bedroom detached house has been lovingly cared for and improved over the years by the current owners to create a home with the wow factor that's ready to move in to.

This property comprises a large driveway to front, steps up to a porch, entrance hall, downstairs cloakroom and WC, bay fronted study/dining room, spacious lounge with double doors that open into a large kitchen/diner space, offering flexibility for open plan living should you want it.

To the first floor are three double bedrooms. The master bedroom has a large window overlooking the garden and features a new, modern ensuite. The main bathroom includes a P-shaped bath with overhead shower and glass screen, while an adjacent storage room provides valuable space to house a tumble dryer and linen .

Finally, a spacious garden to the rear with a large and useful shed, makes the property a must view.

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

**Approach**

Block paved drive with parking for a number of cars and inset retractable bollards, flower bed and sets up to:

**Porch**

Door to front and tiled quarry flooring.

**Hallway**

Featuring original wooden flooring, the hall has a staircase with wooden paneling, a central heating radiator and understairs cupboard.

**Downstairs WC**

Double glazed window to side, WC, wash hand basin, tiled quarry floor and splash backs, central heating radiator and extractor fan.

**Reception One/Study**

10'9" x 13'10"

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

**Reception Two/Lounge**

10'9" x 19'4"

Windows and doors to rear, gas fire and central heating radiator.





### Kitchen/Diner

19'8" x 26'11"

Designed by Kensington Kitchens of Hagley, the kitchen diner has been created to a very high specification. Featuring underfloor heating throughout, soft close drawers and quality integrated appliances including an induction hob with extractor hood over it, integrated double oven (with combined microwave) and a dishwasher and washing machine, the space has a seamless, uninterrupted look. It also features double glazed windows to the rear and sides and a set of French doors with access to the garden.

### Landing

Double glazed window to front, central heating radiator, cupboard off and access to loft space.

### Master Bedroom with ensuite

10'11" x 19'10"

With a large double glazed window overlooking the garden, this bright and spacious room has a central heating radiator and ensuite.

### En suite

Contemporary in style the ensuite includes a modern raised square wash hand basin with freestanding mixer tap, double glazed window to side, WC, heated towel rail, waterfall shower head, tiled floor and splash backs.

### Bedroom Two

9'10" x 13'8"

Views of the garden from the double glazed window at rear and central heating radiator.

### Bedroom Three

11'9" x 10'9"

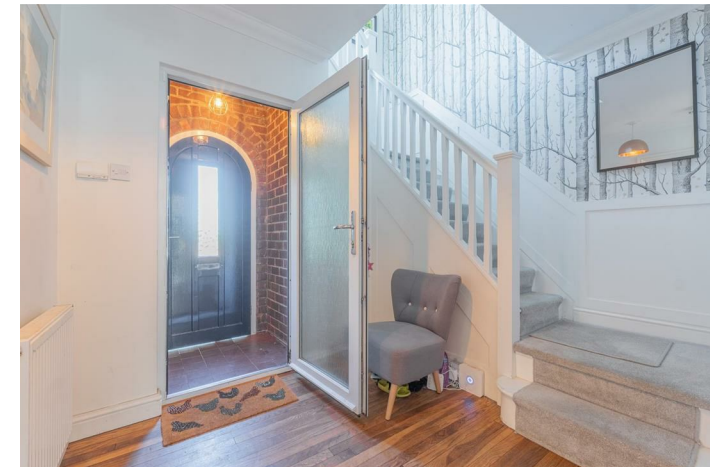
Double glazed window to front and central heating radiator.

### Bathroom

Double glazed window to side, WC, bath with mixer tap and electric shower over, wash hand basin, tiled floor and splash backs.

### Rear Garden

Ideal for entertaining, it features a block paved patio with wisteria and a step up to the large lawn. There are raised railway sleeper flower beds to the right and rear of the garden and a large shed (complete with carpet, lighting and electricity), all with fencing to enclose. The garden also features a number of fruit trees including an established apple tree, damson tree, a long running grape vine down the left of the garden and a quince tree on the patio.





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.

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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.

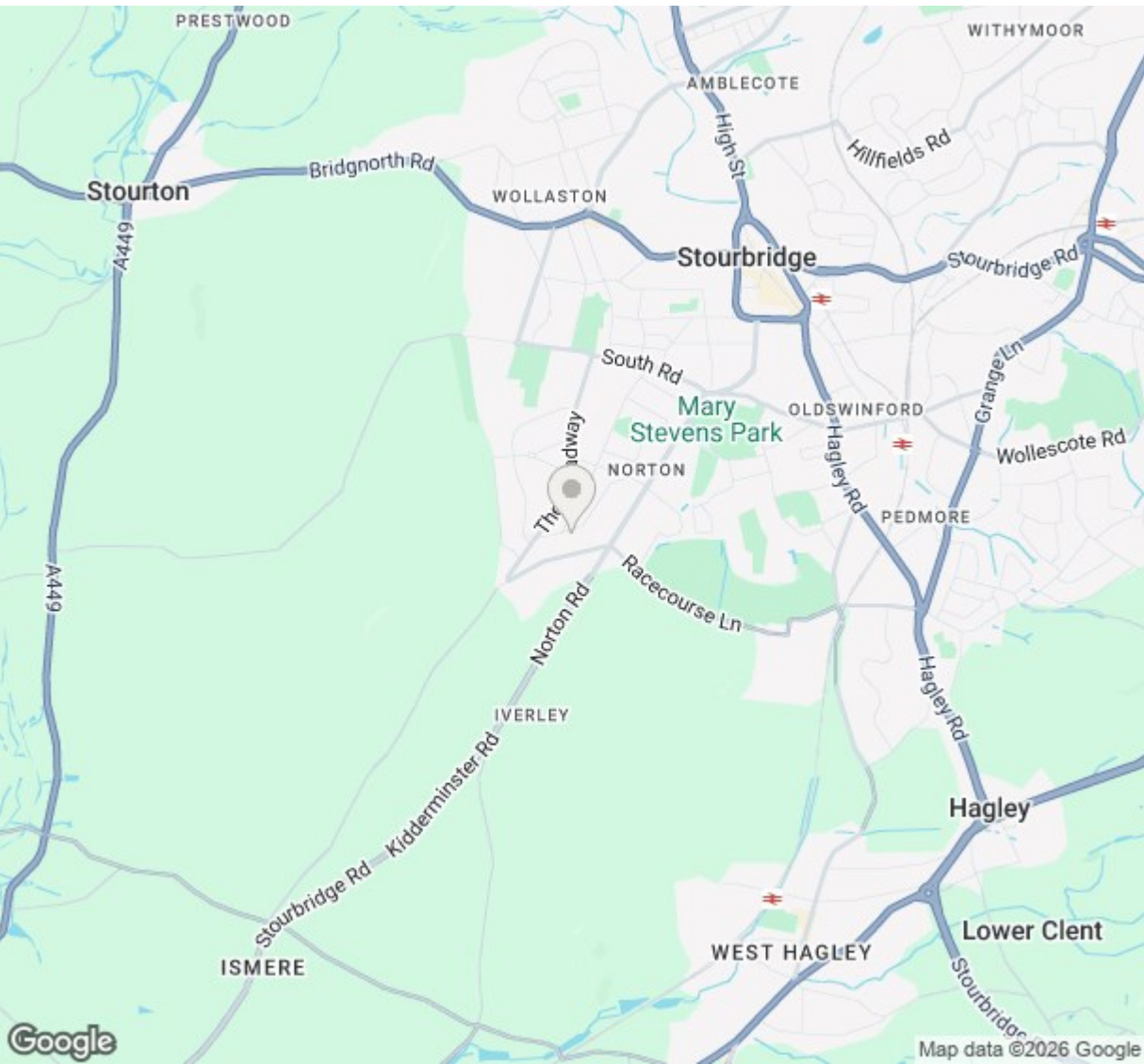
Tenure (Freehold).

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 F















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.  
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#### 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 (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	





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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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