



**LexAllan**

local knowledge exceptional service

115 Norton Road, Stourbridge, DY8 2RP

**\*\* WARM & WELCOMING FROM THE FIRST STEP THROUGH THE DOOR \*\***

This extended four bedroom detached home has been immaculately modernised & maintained over the years of ownership. Offering spacious accommodation inside & out this is ideal for those looking to upsize within a well known area.

In brief the property comprises; porch, reception hall, lounge, sitting room, dining room, kitchen/breakfast room, laundry, two WCs, boot room and office space. Stairs rise up to the master bedroom with en-suite off, three further well sized bedrooms and house bathroom. A sun terrace overlooks the garden and far reaching views. The garden is a true asset offering multiple patio areas with mature shrubs throughout & tidy lawn area. This truly is a must view Lex Allan Collection home.

**Approach**

Gated driveway to front with ample parking for multiple vehicles.

**Porch**

Door off to reception hall, tiled flooring, double glazed window to side.

**Reception Hall**

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

**Lounge**

19'10" x 14'11"

Centred electric fire, double doors open into the sitting room, two double glazed windows to front, wall mounted down lights, two central heated radiators.

**Dining Room**

13'5" x 11'11"

Fire surround, double glazed window to front, central heated radiators.

**Kitchen/Breakfast Room**

18'8" x 11'6"

Variety of wall & base units, 'De Dietrich' double oven, 'Baumatic' warming draw & 'Kenwood' integrated microwave, Induction hob with extractor over, 'Smeg' integrated dishwasher, Granite worktops, 'Blanco' corner sink with mixer tap, space for American fridge/freezer, tiled splashback, under counter down lights, tiled flooring through, spot lights, door off to laundry & sitting room, double glazed window to rear overlooking the private garden with door allowing access.

**Sitting Room**

19'2" x 9'10"

Centred electric fire, double doors open into the garden, central heated radiator.

**Guest W.C**

Wash hand basin, w.c, chrome heated radiator, window to side.



**Laundry Room**  
Wall & base units, plumbing for washing machine & tumble dryer, sink & drainer, large pantry, doors radiating off to further accommodation, tiled flooring, central heated radiator.

**Boot Room**  
10'2" x 5'5"  
Door off to garden, spot lights, tiled flooring.

**W.C**  
**Office**  
8'11" x 8'11"  
Double glazed window to rear overlooking the garden, central heated radiator.

**Gallery Landing**  
A bright & airy landing with doors off to all first floor accommodation, stained glass window to side, large airing cupboard, loft access, two central heated radiators.

**Master Bedroom**  
12'6" x 12'0"  
Doors radiating off to sun terrace & en-suite, central heated radiator, spot lights.

**En-Suite**  
Shower, wash hand basin w.c vanity, double glazed window to rear, spot lights, central heated radiator.

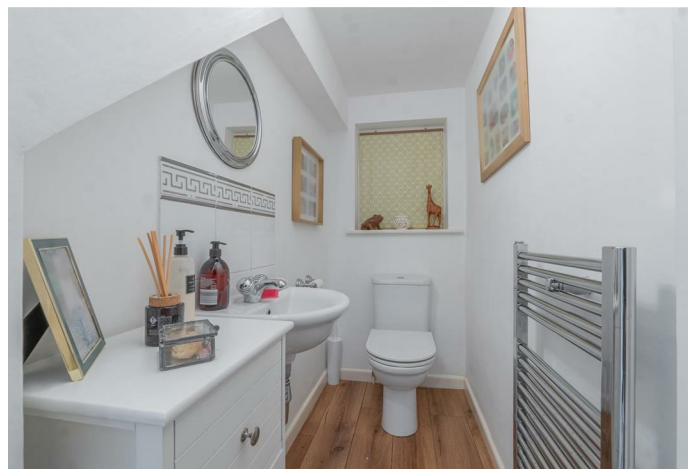
**Bedroom 2**  
15'2" x 9'4"  
Double glazed window to rear, door off to sun terrace, central heated radiator.

**Bedroom 3**  
13'11" x 12'0"  
Double glazed window to front, central heated radiator, spot lights.

**Bedroom 4**  
10'4" x 6'11"  
Double glazed window to front, central heated radiator.

**Bathroom**  
Spa style corner bath, shower, wash hand basin, w.c, bidet, two double glazed windows to rear, heated towel rail, spot lights.

**Sun Terrace**  
A superb asset is this additional outdoor space ideal for your morning coffee with far reaching views.



#### Garden

A private mature garden offering multiple patio areas that are ideal for those summer evenings hosting friends & family, tidy lawn with mature borders of shrubs & flowers, secure side access.

#### 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 marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.











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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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