

LexAllan

local knowledge **exceptional service**

25 Lion Street, Stourbridge, West Midlands, DY8 1UE

** DOES A FAMILY HOME GET MUCH BETTER THAN THIS? **

Beautifully presented and thoughtfully modernised by the current owner, this spacious four bedroom semi-detached home offers the perfect blend of modern living, generous accommodation and a warm, welcoming atmosphere. Situated on a highly regarded address in the sought after Old Quarter, the property enjoys a fantastic location surrounded by an excellent selection of amenities and schooling options for all ages, making it an ideal choice for growing families.

The heart of the home is the impressive open-plan kitchen/diner/family room, providing a wonderful space for everyday family life, entertaining guests and creating lasting memories. This is complemented by a separate lounge, a useful utility room and a convenient ground floor guest WC.

To the first floor, there are three generously sized double bedrooms, including a principal bedroom with its own en-suite, alongside a family bathroom. The fourth bedroom, accessed via a staircase from the study, offers excellent flexibility for growing families, guests or those working from home.

Externally, the property continues to impress with a private, peaceful rear garden, perfect for relaxing and enjoying the warmer months. To the front, a driveway and garage provide valuable off road parking and additional storage.

Homes offering this combination of space, presentation and location are always in demand. We strongly recommend an early viewing to fully appreciate everything this fantastic family home has to offer.













Approach
Driveway to front providing off road parking for multiple vehicles.

Porch
Door off to entrance hall.

Entrance Hall
Warm & welcoming hall with doors off to all ground floor accommodation, tiled under floor heating, under stair storage, stairs rise to first floor.

Lounge
16'4" x 10'9" (5.00 x 3.30)
Inset gas fire, double glazed bay window to front, tiled under floor heating, spot lights.

Kitchen/Diner/Family Room
18'8" x 16'3" (5.70 x 4.97)
A superb open planned living area with the kitchen offering a variety of base units, electric oven, induction hob with extractor over, stainless steel sink with drainer, breakfast bar, double glazed window to rear with additional skylights over head allowing that natural light to flood in, tiled under floor heating through, spot lights, double doors open into the garden, door off to utility.

Utility
13'10" x 6'2" (4.23 x 1.88)
Base units with worktop, plumbing for washer, sink and drainer, door to rear garden along with access to guest w.c, central heated radiator.

Guest W.C
Wash hand basin, w.c, door off to garage.

Landing
Doors off to all first floor accommodation.

Bedroom 1
11'10" x 10'2" (3.61 x 3.11)
Double glazed window to front, central heated radiator.

Bedroom 2
13'8" x 7'6" (4.19 x 2.31)
Double glazed window to front, central heated radiator, door off to en-suite.

En-Suite
Shower, wash hand basin, w.c, double glazed window to rear, chrome heated towel rail.

Bedroom 3
13'2" x 10'0" (4.02 x 3.06)
Fitted wardrobe, double glazed window to rear, central heated radiator.

Bathroom
Bath, shower, wash hand basin, w.c, chrome heated towel rail, double glazed window to rear, spot lights.

Study
Double glazed window to front, stairs rise to bedroom 4, central heated radiator.

Bedroom 4
19'5" x 17'1" max (5.92 x 5.22 max)
Two large storage cupboards, double glazed window to rear, restricted head height in certain places.

Garden
Peaceful & private garden with

Garage
16'11" x 7'9" (5.17 x 2.37)
Electric roller shutter door to front, power & lighting throughout.













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.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.









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**