

LexAllan

local knowledge **exceptional service**

7 Beech Road, Norton, Stourbridge, DY8 2AS

** JUST APPRECIATE THE ACCOMMODATION ON OFFER **
This extensive three bedroom detached bungalow offers spacious living throughout & will tick the boxes for those looking to put their own stamp on their next property. Having been a converted from a mission church which was part of St Marys Oldswinford you will find charm & character throughout. Being offered with no upward chain this is a must view.

In brief the property comprises; porch, lounge, large hall, kitchen/breakfast room, sitting room. three well sized bedrooms, bathroom & additional shower room & a utility/study/. To the rear is a private & peaceful garden along with parking & a garage to front. Call us today to arrange your viewing.

Approach
Block paved drive to front providing off road parking.

Porch
Door off to lounge

Lounge
21'5" x 19'9" (6.53 x 6.04)
Superb sized lounge with feature fireplace, double glazed bay window to front with additional window to side, two central heated radiators, double doors leading to the hall.

Hall
Spacious hall with doors off to all further accommodation, loft access, central heated radiator.

Kitchen/Breakfast Room
18'6" x 8'7" (5.64 x 2.63)
Wall & base units with sink & drainer, vaulted ceiling, opening to additional side kitchen housing the oven with double glazed window to side, door off to utility & sitting room, tiled flooring, central heated radiator.

Sitting Room
17'10" x 12'0" (5.46 x 3.68)
Double doors open on to the terrace, double glazed window to rear, two central heated radiators.

Utility/Study
18'2" x 7'10" (5.56 x 2.40)
Base units, with plumbing for washing machine & tumble dryer, doors off to rear garden & side access.













Bedroom 1
13'8" x 11'4" (4.18 x 3.46)
Fitted wardrobes, double glazed window to side & rear, central heated radiator.

Bedroom 2
13'1" x 11'5" (4.00 x 3.49)
Fitted wardrobes, double glazed window to side, central heated radiator.

Bedroom 3
11'1" x 9'6" (3.40 x 2.90)
Fitted wardrobes, double glazed window to side, central heated radiator.

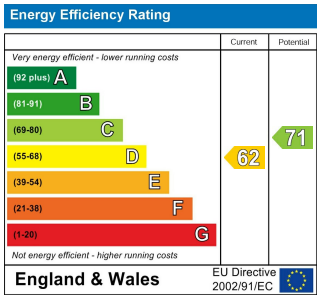
Bathroom
Bath, shower, wash hand basin, w.c, chrome heated towel rail, tiled flooring, double glazed window to side, spot lights.

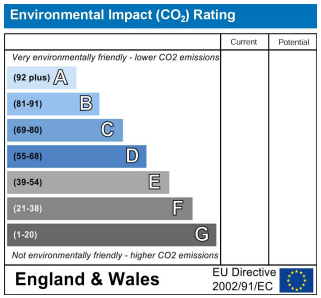
Shower Room
Shower, wash hand basin, w.c, central heated radiator, double glazed window to side.

Garage
27'0" x 8'8" (8.24 x 2.65)
Power & lighting through, roller shutter door to front.

Garden
A true asset is this private & peaceful garden offering sun terrace ideal for your morning coffee, Tidy lawn with mature shrubs & flower throughout, large double shed with power 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.

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.









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.

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