LexAllan

local knowledge **exceptional service**

1 Glebe Lane, Stourbridge, West Midlands, DY8 3YH

*** TURN KEY READY DETACHED THAT IS IDEAL FOR THOSE UPSIZING **

An impeccably presented four bedroom detached home providing spacious, family friendly accommodation throughout. This beautiful home has been well maintained by the current owners over years of ownership & is the definition of turn key ready.

In brief this property comprises; entrance hall, lounge, dining room, kitchen, study & guest w.c. To the first floor is the master bedroom with en-suite, a further three bedrooms & house bathroom. A tranquil peaceful garden to the rear along with off road parking & garage to front. Call today to arrange your viewing.

Entrance Hall

The front entrance opens to the welcoming entrance hall having stairs rising to the first floor and 'Karndean' flooring which flows into the breakfast kitchen.

Living Room

17'7" (into bay) x 11'7" (5.36 (into bay) x 3.53)

The light and airy living room benefits from a bay window to the front, gas fire with a beautiful marble effect fire surround and archway to the dining room which has French doors into the rear garden

Dining Room

11'7" x 9'8" (3.53 x 2.95)

Double doors open into the garden, central heated radiator, door off to kitchen.

Breakfast Kitchen

11'8" x 10'7" (3.56 x 3.23)

The stunning kitchen is located to the rear of the property having wall and base units with 'Quartz' worktops, integrated wine cooler, dishwasher, washing machine and fridge freezer, built in oven and microwave, 4 ring electric hob and cooker hood, useful understairs cupboard and door to the garage.

Downstairs WC

The ground floor also benefits from downstairs WC with low flush WC, wash hand basin, wall and floor tiles

Study

6'7" x 5'5" (2.01 x 1.65)

Situated to the front of the property with a double glazed window and central heated radiator.

Landing

Bright & airy landing with doors off to all first floor accommodation.

Master Bedroom
11'11" x 9'9" (3.63 x 2.97)
The master bedroom benefits from built in wardrobes and shower room en suite off.

En Suite
The shower room briefly comprises low flush WC, wash hand basin and shower cubicle with shower fitting.

Bedroom Two
12'0" x 8'11" (3.66 x 2.72)
Double glazed window to front, central heated radiator.

Bedroom Three
10'6" x 8'6" (3.20 x 2.59)
Double glazed window to rear, central heated radiator.

Bedroom Four
11'8" x 6'1" (3.56 x 1.85)
Double glazed window to front, central heated radiator.

Family Bathroom
The family bathroom completes the picture having panelled bath with shower fitting, low flush WC and pedestal wash hand basin.

Garage
15'6" x 8'7" (4.72 x 2.62)
The garage benefits from light and points, electric up and over door, wall mounted 'Worcester' boiler and access to the tidy rear garden.

Rear Garden
Private & tranquil garden truly ideal for those summer evenings spent with friends & family.

The Location
Glebe Lane located at this delightful address in the heart of Stourbridge and enjoys many of Stourbridge's wide range of excellent amenities, including schools of great repute at both senior and junior levels, Mary Stevens Park on the doorstep, a range of supermarkets, pubs, eateries and a selection of public transport services. The location would provide an excellent base for access to nearby commercial centres such as Stourbridge itself, the Black Country and Birmingham.

Tenure (Freehold).
References to the tenur
by the seller. We are ac
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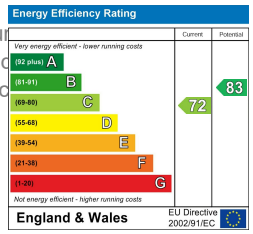

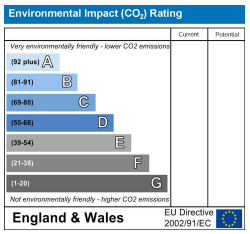

Money Laundering Regulations.

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.

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