



**LexAllan**

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

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

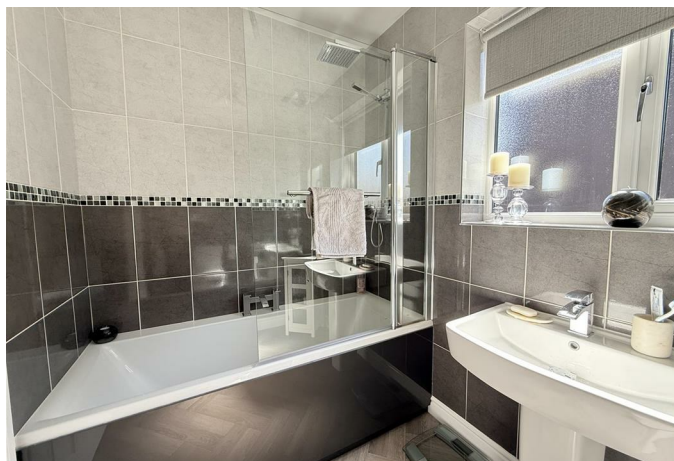
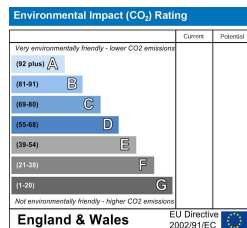
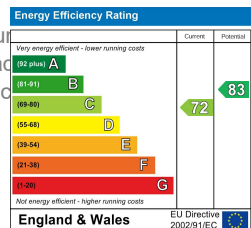
Private & tranquil garden truly ideal for those summer evenings spent with friends & family.

### 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 tenure by the seller. We are advised to obtain verification



**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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