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7 Keats Close, Stourbridge, DY8 4NA

** Extended Three Bedroom Semi Detached Family Home **

This impressive extended three bedroom semi detached home has been thoughtfully transformed by the current owners to create a warm, welcoming and spacious family residence. Situated in a well-established and highly regarded location, the home is surrounded by a wide range of local amenities and falls within sought-after school catchment areas, making it an ideal choice for growing families.

The property offers generously proportioned accommodation throughout, including three bedrooms, with the master bedroom benefiting from a stylish en-suite and Juliet balcony. There is a well-appointed kitchen and dining area, a comfortable lounge featuring a log-burning stove, separate laundry room, guest WC and a bright conservatory providing valuable additional living space. Externally, the property benefits from a garage and off road parking to the front.

Approach
Driveway to front with steps leading down to allow access.

Entrance Hall
Door off to lounge, stairs rise to first floor, central heated radiator.

Lounge
19'9" x 11'10" (6.02 x 3.61)
Feature log burner, double glazed window to front, door off to kitchen, central heated radiator.

Kitchen
12'0" x 9'10" (3.67 x 3.02)
Modern fitted kitchen with a variety of wall & base units, 'Bosch' double electric oven, induction hob with extractor over, integrated dishwasher, inset sink with mixer tap, space for American fridge/freezer, opening to the dining room, door off to conservatory, underfloor heating.

Dining Room
10'10" x 8'3" (3.32 x 2.54)
French doors open into the garden, central heated radiator.

Inner Hall
Doors off to further ground floor accommodation, under stair storage.

W.C
Wash hand basin, w.c, double glazed window to side, spot lights, tiled flooring, central heated radiator.

Laundry
Wall mounted units, worktop with dryer underneath.

Landing
Doors off to all first floor accommodation, loft access.

Master Bedroom
19'11" x 10'11" (6.08 x 3.33)
Juliet balcony to the rear, space for dressing area, door off to en-suite.

En-Suite
Shower, wash hand basin, w.c, double glazed window to front, spot lights.

Bedroom 2
12'0" x 8'10" (3.68 x 2.71)
Double glazed window to front, central heated radiator.

Bedroom 3
11'11" x 6'11" (3.65 x 2.13)
Double glazed window to rear, central heated radiator.

Bathroom
P shaped bath with shower over, wash hand basin, w.c, spot lights, central heated radiator.

Conservatory
11'1" x 7'0" (3.40 x 2.14)
French doors open into the garden.

Garden
A private & peaceful south facing garden with generous patio area, steps lead to two tidy artificial lawn for easy maintenance, secure side access leads to the front.

Garage
Asymmetric door to front, 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.

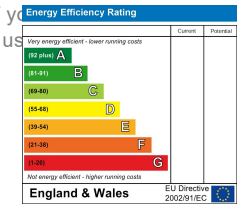
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.

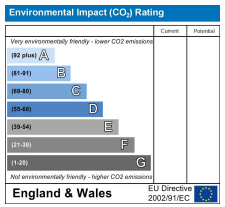
Referral Fees.

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 y
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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