



**LexAllan**

local knowledge exceptional service

142 Oak Park Road, Stourbridge, DY8 5YE

## \*\* JUST TAKE A LOOK AT THIS ONE \*\*

This three bedroom extended family home has been well maintained by the current owners to create a warm & welcoming family home. Nestled on Oak Park Road you are surrounded by superb amenities located right on your doorstep & great schooling options for all ages.

In brief the property comprises; entrance hall, lounge, kitchen, dining/family room, utility with guest w.c. To the first floor are three well sized bedrooms & modern bathroom. To the rear is a peaceful garden along with off road parking to the front. Call us today to arrange your viewing!



### Approach

Driveway to front providing off road parking for two vehicles.

### Entrance Hall

Doors off to all ground floor accommodation, stairs rise to first floor, central heated radiator, under stair storage.

### Lounge

13'4" x 11'5" (4.07 x 3.50 )

Centred log burner, double glazed bay window to front, central heated radiator.

### Kitchen

11'8" x 11'5" (3.56 x 3.49 )

Variety of wall and base units, double electric oven, five ring gas hob, sink and drainer, plumbing for dishwasher, opening to the dining/family room, door off to utility, central heated radiator, spot lights.

### Dining/Family Room

21'5" x 5'6" (6.55 x 1.70 )

Two set of bifold doors open into the garden, skylight over allowing natural light to flood in, two central heated radiators.

### Utility/W.C

7'11" x 5'4" (2.42 x 1.63 )

Plumbing for washer & dryer, wash hand basin, w.c, central heated radiator.

## Landing

Doors off to all first floor accommodation, double glazed window to side.

## Bedroom 1

14'3" x 11'8" (4.36 x 3.57 )

Double glazed bay window to front, central heated radiator.



## Bedroom 2

11'8" x 11'5" (3.56 x 3.49 )

Double glazed window to rear, central heated radiator.

## Bedroom 3

7'10" x 5'3" (2.41 x 1.61 )

Double glazed window to front, central heated radiator.

## Bathroom

Free standing bath, shower, wash hand basin, w.c, double glazed window to rear, chrome heated towel rail, tiled flooring.

## Garden

Peaceful garden with generous lawn area leading to a decking at the rear which is ideal for those summer evenings spent with friends & family.

## 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.



## 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.

## 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

**IMPORTANT NOTICE** 1. No description or information given whether in or out of 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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