

LexAllan

local knowledge **exceptional service**

208 Heath Farm Road, Norton, Stourbridge, DY8 3AW

A well presented four bedroom detached family home, ideally situated in a popular residential location in Stourbridge, close to sought-after schools and local amenities. Enjoying an attractive outlook over playing fields, the property offers well proportioned accommodation arranged over two floors and would make an excellent family home.

The ground floor comprises an entrance hall, spacious lounge/diner, breakfast kitchen, separate study and downstairs WC. To the first floor are four bedrooms, with the master bedroom benefiting from an en-suite shower room, together with a family bathroom.

Externally, the property is approached via a driveway providing off-road parking, while to the rear is a private garden with useful store off.

For further information or to arrange your viewing contact the office.

Approach
Block paved driveway offering parking for a number of cars.

Hallway
Door to front, central heating radiator and tile flooring.

WC
Wash hand basin, WC, window to front, central heating radiator, tile floor and splash backs and extractor fan.

Study
7′10″ x 13′9″ (2.4 x 4.2)
Double glazed window to front and central heating radiator.

Lounge/Diner
11′1″ max 8′10″ min x 27′10″ (3.4 max 2.7 min x 8.5)
Double glazed window to front, french doors onto rear garden, log burner and central heating radiator.

Breakfast Kitchen
10′5″ x 14′5″ (3.2 x 4.4)
Double glazed window to rear, door to side, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated dishwasher, oven, fridge, tile splash backs, central heating radiator and pantry off.

Landing
Access to loft space and cupboard off.

Bedroom One
11′5″ x 13′1″ (3.5 x 4.0)
Double glazed window to rear, central heating radiator and fitted wardrobe.













En suite

Double glazed window to side, wash hand basin with mixer tap and storage below, WC, heated towel rail, shower, tile floor and splash backs and extractor fan.

Bedroom Two

7′10″x10′2″(2.4x3.1)

Double glazed window to rear and central heating radiator.

Bedroom Three

8′2″x9′2″(2.5x2.8)

Double glazed window to front and central heating radiator.

Bedroom Four

5′2″min8′6″maxx11′1″(1.6min2.6maxx3.4)

Double glazed window to front and central heating radiator.

Bathroom

Double glazed window to side, WC, wash hand basin with mixer tap, bath with mixer tap and shower over, tile floor and splash backs and extractor fan.

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.

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.

Council Tax Band E



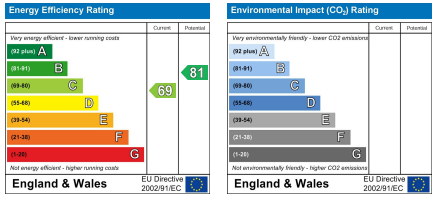






















IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly 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.

The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH
info@lexallan.co.uk
01384 379450
www.lexallan.co.uk

LexAllan
local knowledge **exceptional service**