

LexAllan

local knowledge **exceptional service**

1 Hemmings Close, Stourbridge, DY8 3TH

* * DETACHED FAMILY HOME NESTLED IN THE HEART OF THE OLD QUARTER * *

This charming three bedroom detached has been a loving family home for over 25 years & is now ready for its next custodian. Nestled on peaceful cul de sac a stones throw from Stourbridge Town you are spoilt with the amenities on your doorstep & transport links. Hemmings Close offers spacious accommodation throughout & will most certainly tick the boxes for those looking to upsize.

In brief the property comprises; entrance hall, lounge with dining room & kitchen off, utility & guest w.c. To the first floor are three well proportioned bedrooms, family bathroom & airing cupboard. To the rear is a peaceful garden ideal for hosting along with driveway & garage access to the front. Viewings are highly recommended to appreciate the accommodation on offer.

Approach

Driveway to front with tidy lawn.

Entrance Hall

Door off to lounge & guest w.c, central heated radiator, stairs rise to first floor.

Lounge

13′ 10″ x 13′ 2″ (4.24 x 4.02)

Gas fire with surround, double glazed bay window to front, central heated radiator, opening to the dining area.

Dining Area

9′ 10″ x 7′ 9″ (3.00 x 2.38)

Double doors open into the garden, central heated radiator.

Kitchen

8′ 1″ x 6′ 7″ (2.48 x 2.01)

Variety of wall & base units, 'Zanussi' electric oven, five ring gas hob with extractor over, integrated microwave & dishwasher, sink & drainer, under stair pantry, double glazed window to rear.













Utility
9′6″ x 7′5″ (2.92 x 2.28)
Plumbing for washer & dryer, door off to garage & rear garden, central heated radiator.

Guest W.C
Wash hand basin, w.c, double glazed window to front, central heated radiator.

Landing
Spacious landing with doors off to all first floor accommodation, airing cupboard, double glazed window to side, loft access.

Bedroom 1
12′6″ x 8′4″ (3.82 x 2.55)
Double glazed window to front, central heated radiator.

Bedroom 2
9′5″ x 8′10″ (2.88 x 2.70)
Fitted wardrobes, double glazed window to rear, central heated radiator.

Bedroom 3
7′10″ x 7′4″ (2.40 x 2.24)
Built in storage cupboard, double glazed window to front, central heated radiator.

Bathroom
Bath with shower over, wash hand basin, w.c, central heated radiator, double glazed window top rear.

Garage
17′0″ x 8′2″ (5.20 x 2.51)
Up & Over door to front, loft space, power & lighting.

Garden
A true asset is this private & peaceful garden with patio ideal for hosting friends & family, tidy lawn with border of mature shrubs, secure side access leads to the side.













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.

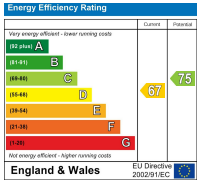
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract),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

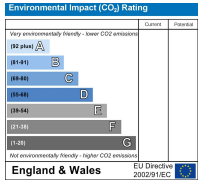
Referral Fees.

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 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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