



LexAllan

local knowledge exceptional service

29 Balmoral Road, Wordsley, Stourbridge, DY8 5HX

A beautifully presented three bedroom semi-detached home offering move in ready accommodation, positioned in a sought after residential location with far reaching views to the front. Perfect for first time buyers, young families, or those looking to upsize, this attractive property combines stylish interiors with a thoughtfully landscaped garden.

The accommodation briefly comprises a welcoming entrance hallway, a comfortable lounge, and a recently fitted contemporary kitchen/diner. To the first floor are three well proportioned bedrooms and a modern family bathroom.

Outside, the landscaped rear garden offers an attractive outdoor space to relax and enjoy the elevated outlook, while the property's appealing presentation throughout means buyers can simply move straight in and make themselves at home.

Approach

Block paved drive offering parking for a number of cars, steps up to front and lawn.

Hallway

Door to side, central heating radiator and stairs off.

Lounge

15'8" x 10'5" (4.8 x 3.2)

Double glazed window to front and side, central heating radiator and gas fire.

Kitchen

15'8" x 9'10" (4.8 x 3.0)

Double glazed window to rear, French doors to garden, range of wall and base units with work surface over incorporating sink with mixer tap, induction hob with extractor hood over, integrated fridge, freezer, dishwasher, tile splash backs, central heating radiator and cupboard off.

Landing

Access to loft space and door off.

Bedroom One

10'9" x 9'6" (3.3 x 2.9)

Double glazed window to front and side with far reaching views, central heating wardrobe and fitted wardrobe.

Bedroom Two

10'2" x 9'6" (3.1 x 2.9)

Double glazed window to rear and central heating radiator.



Bedroom Three

5' 10" x 7' 10" (1.8 x 2.4)

Double glazed window to front and central heating radiator.

Bathroom

Double glazed window to rear, bath with mixer tap and shower over, WC, heated towel rail, wash hand basin with mixer tap and storage below and tile splash backs.

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.

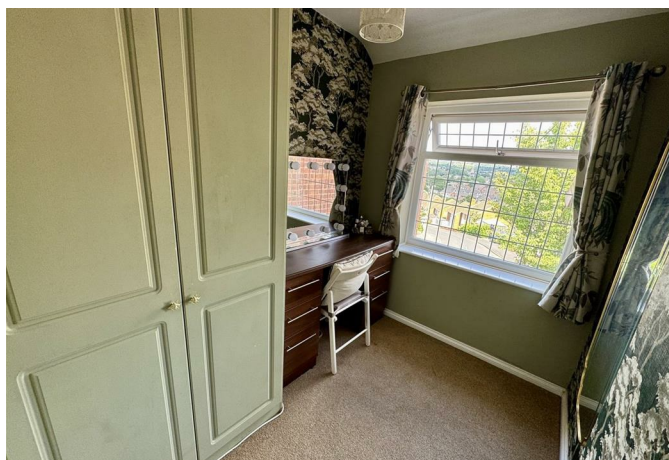
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide 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).

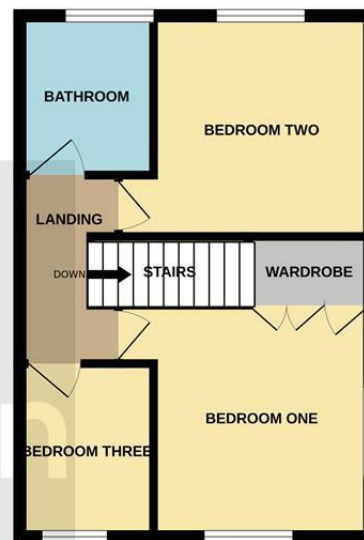
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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