LexAllan

local knowledge **exceptional service**

237 Hagley Road, Stourbridge, DY8 2JP

Situated in a highly sought after position on the ever popular Hagley Road in Stourbridge, this traditional three-bedroom detached residence presents an exciting opportunity for buyers seeking a full refurbishment project with exceptional potential.

Offered to the market with no upward chain, the property occupies a generous plot and benefits from a large driveway, carport, and garage, providing ample off-road parking.

Internally, the spacious accommodation comprises a welcoming entrance hallway, a well-proportioned lounge, separate dining room, kitchen, garden room, study, and a convenient downstairs WC. To the first floor are three bedrooms and a house bathroom.

Requiring complete modernization throughout, this substantial home offers fantastic scope to improve, extend (subject to necessary consents), and create a superb long-term family residence in one of Stourbridge's most desirable locations.

Early viewing is highly recommended to fully appreciate the size, setting, and outstanding potential on offer.

Approach
Tarmac driveway offering parking for a number of cars and giving access to car port and garage, all with hedging to enclose.

Hallway
Door and windows to front, stairs off with understairs cupboard and central heating radiator.

Lounge
13'5" x 12'5" (4.1 x 3.8)
Bay window to front and central heating radiator.

Dining Room
11'5" x 12'5" (3.5 x 3.8)
Door and window to rear and central heating radiator.

Kitchen
7'6" x 17'4" (2.3 x 5.3)
Door to rear, window to rear and side, range of wall and base units with work surface over incorporating sink, central heating radiator and tiled floor.

Garden Room
7'10" x 16'0" (2.4 x 4.9)
Central heating radiator, windows and doors to garden, space and plumbing for washing machine and tiled floor.

Study
9′10″x6′10″(3.0x2.1)

Window and door to rear and central heating radiator.

WC
WC, wash hand basin, skylight and central heating radiator.

Garage
18′8″x8′2″(5.7x2.5)

Main garage door to front, housing boiler and two skylights.

Landing
Window to side, access to loft and doors off.

Bedroom One
12′5″x11′5″(3.8x3.5)

Double glazed window to rear, central heating radiator and fitted wardrobes.

Bedroom Two
11′5″x12′5″(3.5x3.8)

Window to front, central heating radiator and fitted wardrobes.

Bedroom Three
8′2″x8′6″(2.5x2.6)

Window to front, central heating radiator and fitted wardrobe.

Bathroom
Bath, window to rear, wash hand basin with mixer tap and storage below, WC, heated towel rail and tiled splash backs.

Garden
Patio with gravel borders, lawn, flower beds, mature plants and all with hedges to enclose.

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.

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