

LexAllan

local knowledge **exceptional service**

60 Red Hill, Stourbridge, DY8 1NG

On offer is this immaculate detached family home, ideally situated in a sought-after address in Oldswinford.

The accommodation briefly comprises a welcoming entrance hall, spacious lounge, dining room and a contemporary open-plan kitchen and dining area, together with a convenient ground-floor WC.

To the first floor are three generously proportioned double bedrooms, along with a large family bathroom and separate WC. The second floor provides a superb loft space, offering excellent versatility and potential for a variety of uses.

Externally, the property benefits from a neat and well-maintained rear garden, while to the front is a tarmac driveway providing ample off-road parking and access to the garage.

An impressive family home combining generous accommodation, modern presentation and a desirable location.













Approach
With driveway to front hosting ample off road parking, generous lawn area.

Entrance Hall
Access via the porch you are welcomed into a spacious and bright entrance hall offering you access to all ground floor accommodation, stairs to first floor living, double glazed window to side, central heating radiator.

Lounge
12′5″x12′5″(3.8x3.8)
Double glazed bay window to front with fitted shutter blinds, gas fire place, central heating radiator, opening to dining area.

Dining Room
12′9″x11′1″(3.9x3.4)
Patio doors to rear, central heating radiator, opening to Kitchen.

Kitchen
12′5″ x 10′5″ max 8′2″ min (3.8 x 3.2 max 2.5 min)
A beautiful modern fitted kitchen boasting plenty of wall and base units, integrated fridge and dishwasher, two ovens, large rangemaster style oven with extractor above, Belfast style sink, double glazed window to rear.

Downstairs WC
Wash hand basin, W.C, double glazed window to side elevation.

Landing
An airy landing that offers access to all first floor accommodation, stairs to second floor accommodation.

Bedroom One
12′5″x12′5″(3.8x3.8)
Central heating radiator and double glazed window to front.

Bedroom Two
12′5″x11′5″(3.8x3.5)

Central heating radiator and double glazed window rear.

Bedroom Three
15′5″x12′9″(4.7x3.9)

Central heating radiator and double glazed to side and front.

Bathroom
Bath with shower fitting, shower cubicle, wash hand basin, heated towel rail, airing cupboard, double glazed window to rear.

Separate WC
WC and, double glazed window to rear.

Loft Space Landing
With stairs leading up giving access to the tremendous loft space, storage cupboard.

Loft Space
Large double glazed window, two Velux style sky lights and two central heating radiators.

Garage
17′4″x8′2″(5.3x2.5)

Plumbing for washing machine, lighting and power sockets, electric up and over door to front and glazed window to side.

Garden
A well presented rear garden that offers a generous lawn area that is private and peaceful, access via the side of the property to the front.

The Location
Red Hill is a sought after and convenient location in Oldswinford which offers a range of shopping facilities. Stourbridge Junction Railway Station is easily accessible and offers direct rail links into Birmingham City Centre. Stourbridge Town Centre a short walk away and offers a wide range of shopping facilities. There are excellent schools nearby to suit all age ranges, in particular Oldswinford primary and Redhill secondary school.

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















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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