

LexAllan

local knowledge **exceptional service**

25 Oakleigh Road, Stourbridge, DY8 2JX

** SPACIOUS BUNGALOW OFFERED WITH NO UPWARD CHAIN **

Viewing is highly recommended to appreciate this spacious detached bungalow, offering excellent and versatile accommodation throughout. The property benefits from a sizeable, beautifully landscaped garden, impressive lounge with defined dining room, modern breakfast kitchen, separate utility room, two well proportioned bedrooms, master with en suite, and house bathroom., garage and driveway parking for several vehicles, offered with no upward chain. Located in the heart of Oldswinford, the bungalow is within walking distance to Mary Stevens Park as well as a number of excellent local schools, shops in Oldswinford Village and Stourbridge Junction railway station . The area has long proved a popular base for those working in nearby commercial centres such as Stourbridge, Birmingham, The Black Country and North Worcestershire. The Midlands Motorway network via the M5 can be accessed from either Halesowen or Bromsgrove.





Reception Hallway
10'5" x 8'9" max (3.18 x 2.69 max)
Upvc door leading to porchway and through to spacious reception hallway with complimentary ceramic flooring, useful cloaks cupboard housing combi boiler.

Open Plan Lounge with Defined Dining Room
34'7" x 11'10" (10.56 x 3.62)
A bright and spacious lounge with defined dining area beautifully filled with natural light from the patio door and picture windows. Contemporary gas fire, creating a warm inviting focal point.

Breakfast Kitchen
11'8" x 9'11" (3.57 x 3.03)
A well appointed breakfast kitchen overlooking to the front of the property, featuring attractive granite work surfaces, dishwasher, eye level oven and electric hob and extractor hood. The kitchen benefits from fridge, complimentary flooring, a bright and functional space.

Utility
11'8" x 6'11" (3.58 x 2.12)
Spacious and practical utility room featuring a range of useful base units and broom cupboard , together with sink and ample storage. A door provides direct access to rear garden, while a further door leads to the garage.

Inner Hallway
Inner hallway providing access to the bedrooms and main bathroom, with added benefit of generous double storage cupboard.

Bedroom One
13'8" x 11'7" (4.17 x 3.54)
A stunning and beautifully bright bedroom overlooking the delightful garden. The room benefits from fitted wardrobes, air conditioning unit along with a door leading to generous en-suite shower room.

En Suite
A stylish and modern en suite featuring a generous walk -in shower with sliding doors, a concealed cistern wc and vanity unit with fitted base and wall units, providing excellent storage and sleek, practical finish.



Bedroom Two
11′7″ x 9′11″ (3.54 x 3.03)

A spacious and well- presented double bedroom with window overlooking the front of the property, fitted wardrobes providing excellent storage.

House Bathroom

Featuring generous double shower, low flush wc, pedestal wash hand basin completed by obscured window.

Garage
18′8″ x 8′7″ (5.70 x 2.62)

Having up and over door, housing consumer board and meters.

Outside

A beautifully maintained garden featuring landscaped borders, attractive patio areas ideal for enjoying the sunshine. Useful garden shed and charming summer house. The proeprty benefits from a private driveway providing parking for several vehicles, with side access.

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.

Council Tax Band E

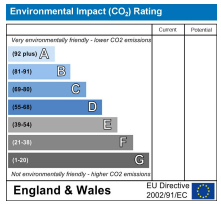






GROUND FLOOR









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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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