

LexAllan

local knowledge **exceptional service**

12 The Winding, Stourbridge, DY8 4FF

This exceptional four bedroom detached home has been lovingly maintained by the current owners and offers beautifully presented, turn key accommodation throughout. Occupying a well known and highly regarded address in the heart of Stourbridge, the property enjoys an enviable location with fantastic local amenities, picturesque canal-side walks and excellent transport links all close at hand.

Upon arrival, you are greeted by a driveway providing off-road parking, complete with an EV charging point. Step inside to a warm and welcoming entrance hall, leading through to a comfortable lounge and an impressive open-plan kitchen/diner, with a separate utility room and guest WC completing the ground floor.

Upstairs, the master bedroom benefits from its own en suite shower room, with three further well proportioned bedrooms and a family bathroom completing the first floor accommodation.

Outside, the rear garden provides a peaceful space to relax and entertain, featuring a patio area, attractive pergola and neatly maintained lawn.

A fantastic family home in a superb location, offering space, convenience and lifestyle in equal measure. Having been cherished by the same owners since new, this is a property that truly deserves to be viewed.













Approach
Driveway to side with wall mounted EV charger, tidy detractive lawn and slabbed path allowing access.

Entrance Hall
A warm and welcoming hall with doors off to all first floor accommodation, stairs rise to first floor, central heated radiator, storage cupboard.

Lounge
14'2" x 11'10" (4.32 x 3.61)
Double glazed window to front, central heated radiator.

Kitchen/Diner
18'8" x 11'0" (5.70 x 3.36)
Open planned sociable space with modern fitted kitchen offering variety of wall and base units, electric oven, five ring gas hob with extractor over, integrated white goods including fridge/freezer and dishwasher, sink and drainer with mixer tap, under unit lighting, spot lights, central heated radiator, double doors open into the garden, double glazed window to rear, door off to utility.

Utility
Integrated washer, work top, central heated radiator, spot lights.

W.C
Wash hand basin, w.c, chrome heated towel, spot lights.

Landing
Spacious landing with doors off to all first floor accommodation, central heated radiator, loft access.

Master Bedroom
11'10" x 10'7" (3.63 x 3.24)
Double glazed window to front, door off to en-suite, central heated radiator.

En-Suite
Shower, wash hand basin, w.c, chrome heated towel rail, spot lights.

Bedroom 2
11'8" x 9'1" (3.57 x 2.79)
Double glazed window to rear, central heated radiator.

Bedroom 3
7'8" x 7'3" (2.36 x 2.23)
Double glazed window to front, central heated radiator.

Bedroom 4
8'8" x 7'3" (2.66 x 2.21)
Currently set up as a lovely walk in wardrobe with fitted wardrobes & dresser, double glazed window to rear, central heated radiator.

Bathroom
Bath with shower over, wash hand basin, w.c, spot lights, chrome heated towel rail.

Garden
Peaceful garden with patio area, tidy lawn with pergola ideal for hosting those warmer evenings with friends and family, secure side access leading to the drive.

Garage
20'2" x 9'10" (6.16 x 3.00)
Up and over door with power and lighting through.

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. Annual service charge of roughly £100 per annum.













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.

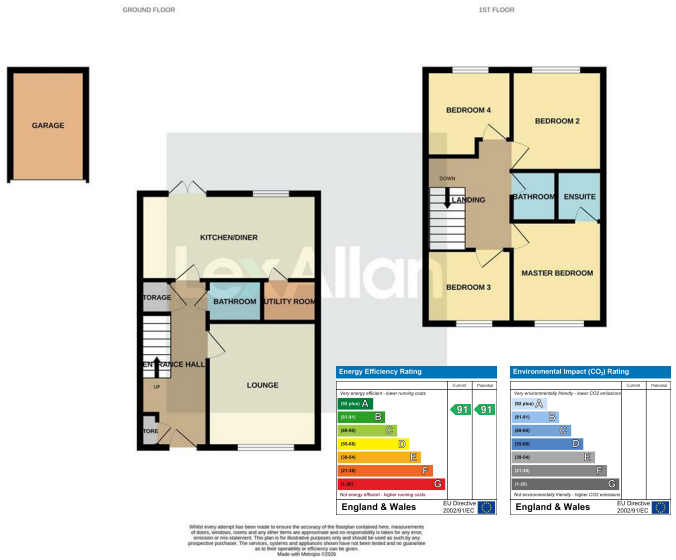
Referral Fees.

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









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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