

LexAllan

local knowledge **exceptional service**

50 Thorns Road, Brierley Hill, DY5 2JT

A beautifully presented and significantly enhanced two bedroom semi detached home, ideally suited to first time buyers and young families, offering stylish contemporary interiors, versatile accommodation and an enviable position directly opposite Stevens Park. Thoughtfully improved the property combines modern living with a number of attractive bespoke features. The welcoming entrance hall leads into a spacious lounge, complete with a charming log burning stove and bespoke shutters, creating a warm and inviting space to relax.

The impressive open plan kitchen diner forms the heart of the home, featuring a stylish contemporary kitchen with central island and ample space for dining and entertaining. Bi-folding doors open seamlessly onto the rear garden, flooding the room with natural light and creating a wonderful connection between the indoor and outdoor living spaces. A separate utility room and useful guest cloakroom add an essential level of practicality.

To the first floor are two well proportioned bedrooms and a modern shower room. The principal bedroom is particularly generous, having originally been two separate rooms and subsequently combined to create a superbly spacious bedroom. It benefits from a combination of fitted and built in wardrobes, while the current layout also offers excellent flexibility, with the potential to convert the room back into its original two-bedroom configuration if required.

Externally, the rear garden has been beautifully landscaped to provide an ideal space for both relaxation and entertaining. A newly installed composite decked seating area, complete with glass balustrade, creates a stylish and low maintenance outdoor entertaining space, while the remainder of the garden provides further scope for families and keen gardeners alike.













Approach

To the front of the property, beyond double gates, is a tarmacadam driveway with decorative chipping stones, a storm porch, and gated side access leading to the rear garden.

Entrance Hall

A double-glazed composite door leads from the front of the property into the entrance hall, with stairs rising to the first-floor landing, a door leading to the lounge, and a central heating radiator.

Lounge

13'1" x 12'1" (4 x 3.7)

Accessed via doors from the entrance hall and kitchen/diner, this comfortable reception space provides ample room for seating. Features include a log-burning stove set on a slate hearth with a decorative mantle, laminate flooring, a useful recess, a double-glazed window to the front aspect with bespoke shutters, and a column-style central heating radiator.

Kitchen/Diner
21'11" x 13'1" (6.7 x 4)
With doors leading from the lounge, utility room and WC, this impressive kitchen/diner is fitted with a range of high-quality matching wall and base units, complemented by work surfaces with matching upstands. Integrated appliances include an eye-level oven, microwave and warming drawer, with a separate gas hob and cooker hood over, fridge freezer, washing machine and drinks chiller. Further features include pull-out pantry-style drawers and a central island incorporating a breakfast bar, sink and drainer. The room benefits from recessed spotlights, Karndean flooring, a skylight window, double-glazed window and bi-folding doors opening onto the garden. Two column-style central heating radiators complete the room.

Utility
With a door leading from the kitchen/diner, the utility room provides space for a tumble dryer, houses the wall mounted central heating boiler, and benefits from a double glazed window to the side aspect.

W.C
Fitted with a WC and wash hand basin set into a vanity unit, with tiled walls, Karndean flooring, a double glazed window to the side aspect, and a central heating radiator.

Landing
With stairs rising from the entrance hall, loft access, doors leading to the various rooms, and a double glazed window to the side aspect.

Bedroom 1
13'9" x 12'9" into wardrobe (4.2 x 3.9 into wardrobe)
With a door leading from the landing, this bedroom benefits from built-in and fitted wardrobes, two double-glazed windows to the rear aspect with bespoke shutters, and a column style central heating radiator.

Bedroom 2
9'2" x 8'10" (2.8 x 2.7)
With a door leading from the landing, this bedroom features built-in wardrobes, laminate flooring, a double glazed window to the front aspect with bespoke shutters, and a central heating radiator.

Shower Room
With a door leading from landing, double shower with waterfall shower head and separate shower attachment, WC, wash hand basin set into vanity unit, part tiled walls, laminate floor, double glazed window to front and a chrome central heating tower rail.

Garden
Accessed via double glazed bi-folding doors from the kitchen/diner, the rear garden features a composite decked seating area with glass balustrade, a paved patio seating area, decorative slate and bark, and a well maintained lawn. Further features include a log store, mature shrub borders, outside store, and gated side access leading to the front of the property.

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.

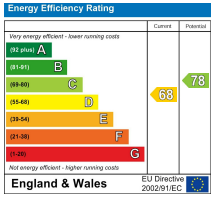
Referral Fees.

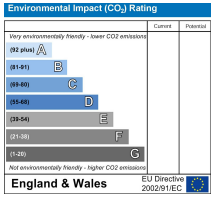
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide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













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.

The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH
info@lexallan.co.uk
01384 379450
www.lexallan.co.uk

LexAllan
local knowledge **exceptional service**