



**LexAllan**

local knowledge exceptional service

26 Hamilton Close, Stourbridge, DY8 5EU



**\*\* QUIET LOCATION SURROUNDED BY AMENITIES \*\***

This spacious four bedroom semi detached family home has been well maintained by the current owner and is ideal for those looking for spacious accommodation. Nestled on a very quiet cul-de-sac in the heart of Wordsley you are truly surrounded by superb amenities & local open green spaces. In brief the property comprises; entrance hall, lounge, study, kitchen/breakfast room, additional bedroom & workshop/utility. To the first floor are three bedrooms and house bathroom. A peaceful garden to the rear with large shed storage can be found along with off road parking to front. Call us today to arrange your viewing.

**Approach**

Block paved driveway to front.

**Entrance Hall**

Doors off to ground floor accommodation, stairs rising to first floor, central heated radiator.

**Lounge**

15'3" x 15'1" (4.65 x 4.60)

Fireplace with surround, double glazed window to rear, door of to kitchen/breakfast room, central heated radiator.

**Kitchen/Breakfast Room**

16'2" x 8'7" (4.95 x 2.63 )

Variety of wall and base units, double electric oven, hob with extractor above, sink and drainer, patio door opens into the garden, door of to additional bedroom, central heated radiator, two double glazed windows to rear.

**Bedroom 4**

13'6" x 8'8" (4.13 x 2.65)

Additional bedroom if needed or perfect space for dining room.





### Utility/Workshop

9'1" x 8'2" (2.78 x 2.50)

Workbench with power and lighting throughout, plumbing for washing machine, door off to the front.

### Study

8'8" x 6'4" (2.65 x 1.95)

Double glazed window to front, central heated radiator.

### Landing

Doors off to all first floor accommodation, airing cupboard, loft access.

### Bedroom 1

12'5" x 8'9" (3.80 x 2.69)

Double glazed window to rear, central heated radiator.

### Bedroom 2

9'6" x 8'9" (2.91 x 2.69)

Double glazed window to front, central heated radiator.

### Bedroom 3

9'4" x 6'0" (2.86 x 1.85)

Double glazed window to rear, central heated radiator.

### Bathroom

Bath with shower over, wash hand basin, w.c, central heated radiator, double glazed window to front.

### Garden

A peaceful garden with patio area along with tidy lawn area. Access is given to the sheds to the rear that offer power throughout & extensive storage solution.

### 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.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £30 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

### 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 are well placed to provide you with the very best possible advice relevant to your property requirements. You should be aware that we receive a referral fee from them 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.

### 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.



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