LexAllan

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117 Hagley Road, Oldswinford, Stourbridge, DY8 1RD

** DOES A LOCATION GET MUCH BETTER THAN THIS? **
This exceptional four bedroom terrace is oozing with charm & character from the first step in the door. Being turn key ready & spacious accommodation this truly is the ideal upsize for those needing more space. Nestled in the heart of Oldswinford you are surrounded by superb local amenities, eateries & schooling options to cater for all ages. Not forgetting Stourbridge Junction a short walk away!

In brief the property comprises; reception hall, lounge, sitting room, kitchen/breakfast/family room, sun room & guest w.c. To the first floor are three well sized bedrooms & modern house bathroom. A spiral staircase allows access to the master bedroom & en-suite. A courtyard can be found to the rear along with off road parking and additional rear garden. Viewings are highly recommended to appreciated the accommodation on offer.

## Approach
Steps lead up to allow access to the reception hall.

## Reception Hall
A warm & welcoming hall with doors off to all ground floor accommodation, stairs rise to the first floor, original quarry tiled flooring throughout, central heated radiator.

## Lounge
13'11" x 11'11" (4.25 x 3.64 )
Centred log burner with surround, double glazed sash windows to front, central heated radiator.

## Sitting/Dining Room
12'4" x 11'5" (3.77 x 3.50 )
Centred Log burner, double doors opening into the sun room, electric heated radiator.

## Kitchen/Breakfast/Family Room
22'10" x 10'0" (6.98 x 3.06 )
The heart of the home is this open planned room with the kitchen offering a variety of wall and base units, integrated good including fridge/freezer, dishwasher & wine cooler, sink and drainer, space for Rangemaster style oven, breakfast bar, bifold doors open into the sun room, two double glazed windows to rear along with additional to the side, spot lights.

## Sun Room
Ample fitted storage throughout, power & lighting provisions, door off to courtyard

## W.C
Wash hand basin, w.c.

## Landing
A bright & spacious landing with doors off to all first floor accommodation, spiral staircase leads to the master bedroom, double glazed sash window to rear.

## Bedroom 2
12'4" x 10'2" (3.78 x 3.12 )
Built in wardrobes, double glazed sash window to rear, central heated radiator.

## Bedroom 3
12'0" x 7'8" (3.66 x 2.35)
Sash window to front with secondary glazing fitted, central heated radiator.

## Bathroom
Bath, wash hand basin, w.c, built in shelving, tiled flooring, spot lights, central heated radiator, double glazed window to rear.

## Bedroom 4
9'10" x 9'1" (3.00 x 2.77 )
Sash window to front with secondary glazing, central heated radiator.

## Landing
Door off to master bedroom.

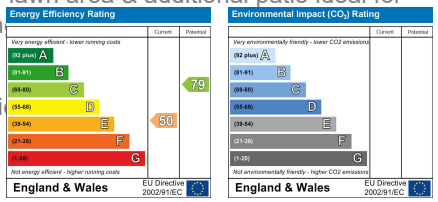
## Master Bedroom
Built in wardrobe space, door off to en-suite, skylight allowing natural light to flood in, spot lights, loft access, additional eaves storage.

## En-Suite
Shower, wash hand basin, w.c, double glazed window to rear, spot lights.

## Courtyard
Additional seating area ideal for the morning coffee, gate gives access to the garden & off road parking.

## Garden
Pickett fence with tidy lawn area & additional patio ideal for those summer evenin

## Driveway
Off road parking provi
space can be made.



## 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 C

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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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