LexAllan

local knowledge **exceptional service**

3 Smalman Close, Stourbridge, DY8 5TF

This six bedroom detached being split over three floors boasts spacious accommodation nestled in this popular Wordsley address with high quality fittings through out. The property itself comprises of driveway to front giving access to garage, entrance hall leads off to lounge, dining room, kitchen and downstairs WC. To the first floor four bedrooms, the second with en suite and house bathroom. The top floor includes the master bedroom with en suite and bedroom six. Finally an attractive rear garden.

For further information or to arrange your viewing contact the office.

Driveway

Entrance Hall

Lounge
17′6″ x 10′7″

Dining Room
10′4″ x 10′4″

Kitchen
15′3″ x 12′7″

Cloakroom

Garage
8′2″ x 15′10″

Landing

Bedroom Two
14′3″ x 9′8″

En suite

Bedroom Three
12′1″ x 8′5″

Bedroom Four
11′5″ x 8′5″

Bedroom Five
10′5″ x 8′3″

Bathroom

Bedroom One
19′4″ x 18′8″

En suite

Bedroom Six
12′0″ x 8′4″

Rear Garden

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.

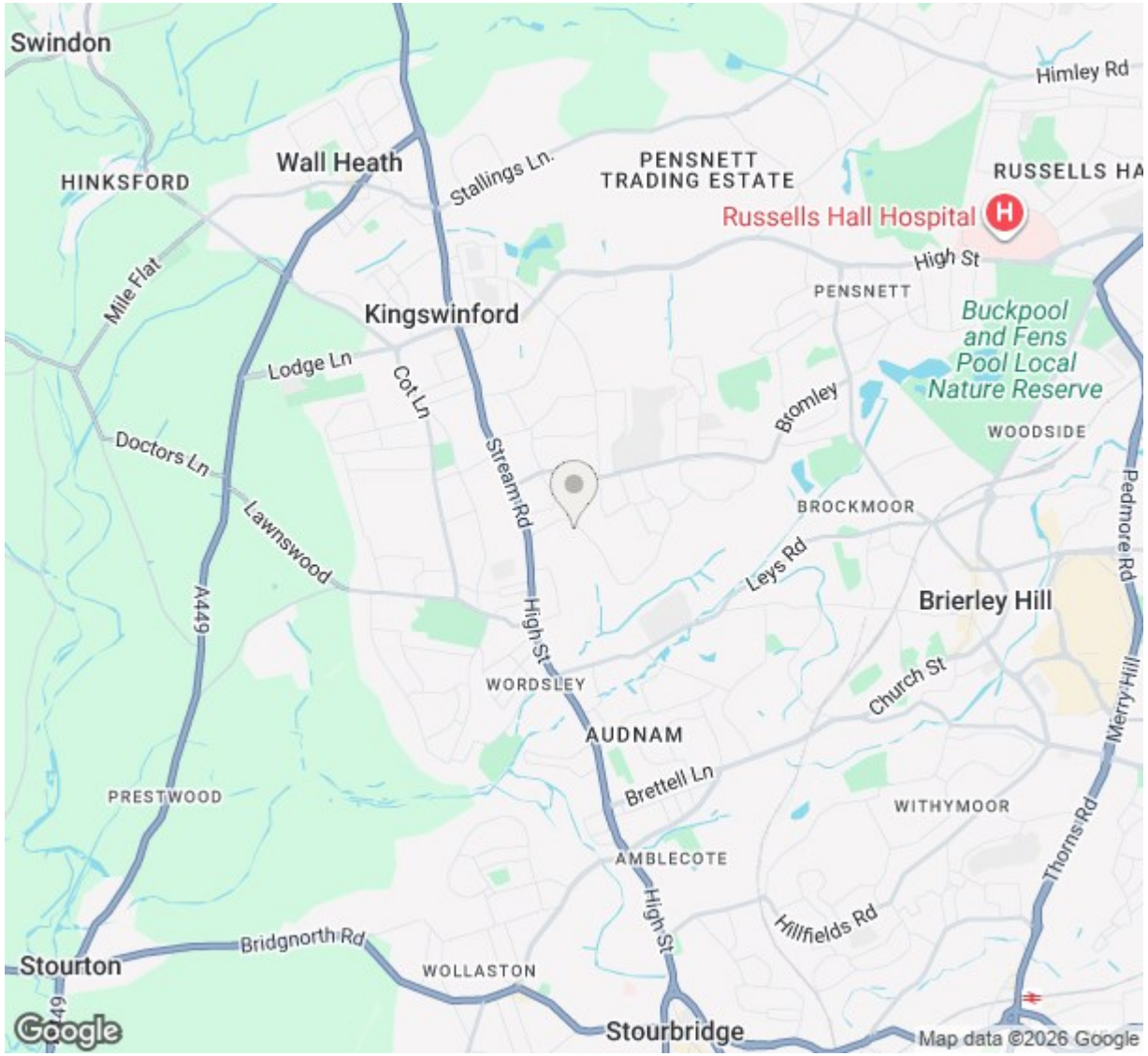
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

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.

There is a service charge of £162.21 to be paid annually. This is for the upkeep of the private road.

Council Tax Band E


Swindon
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Wall Heath
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PENSNETT
TRADING ESTATE
RUSSELLS HA
Russells Hall Hospital
High St
PENSNETT
Mile Flat
Kingswinford
Buckpool
and Fens
Pool Local
Nature Reserve
Lodge Ln
Cot Ln
Bromley
WOODSIDE
Doctors Ln
Stream Rd
BROCKMOOR
Pedmore Rd
Lawnswood
Leys Rd
Brierley Hill
A449
High St
WORDSLEY
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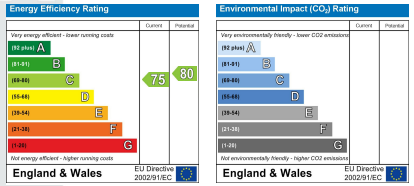

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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