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282 Marpool Lane, Kidderminster, DY11 5DA

****A home that simply feels right from the moment you walk through the door.****

Some houses simply feel like home, warm, welcoming and thoughtfully designed. No. 282 is one of them.

Thoughtfully transformed by the current owner, this impressive semi detached property has been refurbished throughout, creating a stylish yet wonderfully comfortable family home where modern finishes meet a sense of warmth and tranquillity. Step inside and you are greeted by a bright and airy entrance hall, setting the tone for what lies beyond. The generous lounge provides a welcoming space to unwind, while the beautifully appointed dining room becomes the natural heart of the home. With double doors opening onto the rear garden, it is easy to imagine relaxed summer evenings here, doors thrown open, friends gathered around the table and family life flowing effortlessly between inside and out. The newly fitted kitchen is equally impressive, combining contemporary design with everyday practicality and featuring integrated Bosch appliances. It is a space designed not simply for cooking, but for those everyday moments that make a house feel lived in and loved.

Upstairs, three superbly proportioned bedrooms offer plenty of space for family life, guests or a dedicated home office, while the newly fitted bathroom provides a fresh, stylish finish.

Peaceful and private, the rear garden offers a wonderful escape from the pace of everyday life. Whether it is morning coffee in the sunshine, children enjoying the outdoors or evenings spent entertaining friends and family, this is a garden that genuinely extends the living space of the home. Outside, the property continues to impress, with off road parking to the front and the added convenience of a detached garage to the side.

Approach

The property is approached via a generous driveway, providing off road parking, with an additional area of versatile ground offering the option for further parking or a lawn. Secure gated side access leads through to the rear garden and detached garage.

Entrance Hall

Warm & welcoming hall with doors off to all ground floor accommodation, stairs rise to first floor, central heated radiator, under stair storage.

Lounge

13'11" x 12'2" (4.25 x 3.73)

A beautifully bright and spacious lounge, where natural light pours in through the double glazed front facing window, creating a warm and welcoming atmosphere. Generously proportioned and thoughtfully presented, the room provides an ideal setting for relaxing, entertaining and enjoying everyday family life, with a central heating radiator ensuring comfort throughout the seasons.

Dining Room

11'10" x 10'11" (3.61 x 3.34)

Airy dining area for those evenings round the table with the family, double doors allow easy access into the garden, central heated radiator.



Kitchen

8'5" x 7'10" (2.58 x 2.39)

The beautifully appointed modern kitchen has been designed with both style and practicality in mind, featuring a Bosch electric oven and hob with extractor over, alongside a contemporary sink and drainer with mixer tap. Integrated appliances includes an under counter fridge, maintaining the kitchen's clean and streamlined finish. A double glazed window overlooks the rear, while a convenient side door provides direct access to the garden, creating an effortless connection between the kitchen and outdoor space.

Landing

Spacious first floor landing provides access to all three bedrooms and the family bathroom, with a double glazed window to the side allowing natural light to fill the space. A welcoming transition between the living areas and private accommodation, it continues the home's light and spacious feel.

Bedroom 1

12'2" x 12'1" (3.71 x 3.70)

A bright double glazed window to the front aspect fills the room with natural light, complemented by a central heating radiator for year round comfort.

Bedroom 2

11'1" x 10'11" (3.39 x 3.33)

A double glazed window overlooking the rear aspect allows plenty of natural light to flow into the room, complemented by a central heating radiator for added comfort.

Bedroom 3

8'7" x 7'11" (2.63 x 2.42)

A well proportioned bedroom enjoying a double glazed window overlooking the rear aspect, allowing natural light to fill the space, with a central heating radiator providing a comfortable environment throughout the year.

Bathroom

The newly fitted family bathroom is finished in a clean, contemporary style, featuring a P shaped bath with shower over, modern wash hand basin and WC. An airing cupboard provides useful additional storage, while a heated towel rail adds a touch of everyday comfort. A double-glazed window to the front allows natural light into the room, complemented by inset spotlights for a bright and refined finish.

Garden

A private and peaceful rear garden provides a wonderfully inviting outdoor retreat, with a generous gravelled patio flowing seamlessly onto a well maintained lawn. Secure gated side access leads conveniently to the front of the property, while also providing direct access into the detached garage.

Garage

A detached garage with double doors opening to the front, providing excellent access for parking, storage or additional practical use. Further side access from the rear garden adds to the convenience and versatility of this valuable space.



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.

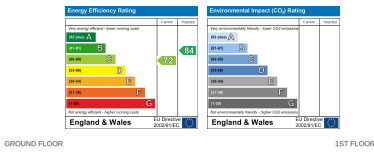
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.

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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.



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