


LexAllan

local knowledge **exceptional service**

58 Scotts Road, Stourbridge, DY8 1XE

A Beautifully Refurbished Three-Bedroom Semi Detached Home – No Upward Chain

Situated in a convenient location close to Stourbridge town centre, this beautifully refurbished three bedroom semi detached property is ready to move straight into and would make an ideal purchase for a range of buyers.

Having undergone a full refurbishment, the property boasts a brand new kitchen, a stylish new bathroom and fresh décor throughout, creating a modern and welcoming home. The accommodation briefly comprises a lounge, a contemporary kitchen/diner, a convenient downstairs WC, three well proportioned bedrooms and a family bathroom.

Externally, the property benefits from a large rear garden and far reaching views to the rear further enhance the appeal of this attractive home.

Conveniently positioned within easy reach of Stourbridge town centre and its range of shops, amenities and transport links, this property offers an excellent opportunity for buyers seeking a modernized home in a well connected location.

Offered for sale with no upward chain, early viewing is highly recommended to fully appreciate all that this property has to offer.













### Approach
Pathway and front garden with lawn and flower beds, gated side access and front door leads to:

### Hallway
With stairs off and door into:

### Lounge
14′5″ x 12′1″ (4.4 x 3.7)
Double glazed window to front and central heating radiator.

### Kitchen
8′10″ x 15′1″ (2.7 x 4.6)
Double glazed windows to rear, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated oven and dishwasher, space and plumbing for washing machine and central heating radiator.

### WC
Double glazed window to side, WC, wash hand basin with mixer tap and central heating radiator.

### Landing
Double glazed window to side, access to loft space and doors off.

### Bedroom One
9′2″ x 12′1″ (2.8 x 3.7)
Double glazed window to front and central heating radiator.

## Bedroom Two
8′2″ x 11′5″ (2.5 x 3.5)

Double glazed window to rear with far reaching views, central heating radiator and cupboard off.

## Bedroom Three
6′10″ x 7′10″ (2.1 x 2.4)

Double glazed window to rear with far reaching views and central heating radiator.

## Bathroom

Double glazed window to side, WC, bath with mixer tap, wash hand basin with mixer tap, central heating radiator and tile splash backs.

## Agents Note

The seller of this property works within the Lex Allan Group.

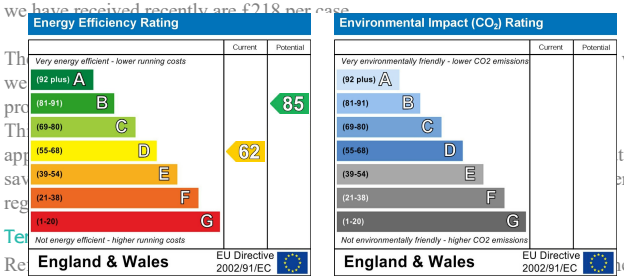
## Money Laundering Regulations.

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.







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Re he seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.













GROUND FLOOR

1ST FLOOR




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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