



**LexAllan**

local knowledge exceptional service

64 Red Hill, Stourbridge, DY8 1NG

**\*\* DOES A LOCATION GET MUCH BETTER THAN THIS? \*\***

This immaculate four bedroom semi detached family home has been tremendously modernised throughout by the current owners creating a warm & welcoming home. Situated on a very well known address in the heart of Oldswinford you are truly surrounded by local amenities, superb schooling options to cater for all ages along with transport links throughout the borough & further afield.

In brief Red Hill comprises of; entrance hall, lounge, open planned kitchen/diner/family room, laundry/boot room & guest w.c. To the first floor are three well sized bedrooms with an additional fourth bedroom/study & modern bathroom. To the rear is a private garden, parking for two vehicles to the front & additional garage. Do not miss this opportunity to purchase.



**Approach**

Driveway to front with tidy garden along with additional parking space located opposite the property.

**Entrance Hall**

Warm & welcoming entrance hall with doors off to all ground floor accommodation, stairs rise to first floor, central heated radiator, Karndean flooring through, spot lights.



**Lounge**

13'9" x 12'4" (4.21 x 3.76 )

Double glazed bay window to front, central heated radiator.

**Kitchen/Diner/Family Room**

27'5" x 12'5" (8.38 x 3.80 )

With the kitchen offering a variety of base units, integrated appliances including fridge/freezer & dishwasher, 'Zanussi' electric oven & four ring gas hob, sink and drainer, spot lights throughout along with two sets of patio doors opening into the garden, double glazed window to side, central heated radiator.



### Laundry/Boot Room

8'4" x 7'4" (2.56 x 2.24)

Worksurface with inset sink, plumbing for washing machine & tumble dryer under, fitted storage units offering ample space for shoes & coats, door off to garage, spot lights, central heated radiator.

### W.C

Wash hand basin, w.c.

### Landing

Spacious landing with doors off, loft access.

### Bedroom 1

14'8" x 12'2" (4.48 x 3.71)

Double glazed bay window to front, central heated radiator.



### Bedroom 2

12'2" x 12'0" (3.71 x 3.66)

Fitted wardrobes, double glazed window to rear, central heated radiator.



### Bedroom 3

12'10" x 7'8" (3.93 x 2.35)

Double glazed window to rear, central heated radiator.



### Bathroom

Bath, walk in shower, wash hand basin, w.c, double glazed window to front, tiled flooring, central heated radiator.

### Bedroom 4/Study

8'9" x 6'4" (2.69 x 1.94)

Double glazed window to side, central heated radiator, spot lights.



### Garage

Power & lighting throughout, double doors to front.

### Garden

A private tiered garden offering multiple patio area, tidy lawn area with further seating area.



## 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 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. **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.

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Best	Current	Best
Energy Efficiency: <b>A</b>	Energy Efficiency: <b>A</b>	Environmental Impact: <b>81</b>	Environmental Impact: <b>81</b>
Energy Efficiency: <b>B</b>	Energy Efficiency: <b>B</b>	Environmental Impact: <b>81</b>	Environmental Impact: <b>81</b>
Energy Efficiency: <b>C</b>	Energy Efficiency: <b>C</b>	Environmental Impact: <b>81</b>	Environmental Impact: <b>81</b>
Energy Efficiency: <b>D</b>	Energy Efficiency: <b>D</b>	Environmental Impact: <b>81</b>	Environmental Impact: <b>81</b>
Energy Efficiency: <b>E</b>	Energy Efficiency: <b>E</b>	Environmental Impact: <b>81</b>	Environmental Impact: <b>81</b>
Energy Efficiency: <b>F</b>	Energy Efficiency: <b>F</b>	Environmental Impact: <b>81</b>	Environmental Impact: <b>81</b>
Energy Efficiency: <b>G</b>	Energy Efficiency: <b>G</b>	Environmental Impact: <b>81</b>	Environmental Impact: <b>81</b>



The Auction House, 87 - 88 St. Johns Road,  
Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

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