

LexAllan

local knowledge **exceptional service**

3 The Holloway, Stourbridge, DY8 4DL

** THE DEFINITION OF TURN-KEY READY! **

This immaculate three-bedroom detached home has been beautifully modernised and thoughtfully extended by the current owner, creating a stunning, contemporary family home finished to an exceptional show home standard. Flooded with natural light throughout, this property is perfect for those looking to upsize without compromising on style, space or convenience. Ideally situated just a stone's throw from Stourbridge town centre, it offers the perfect blend of modern living and a highly convenient location.

Further benefits include air conditioning for year-round comfort and a Positive Input Ventilation (PIV) system, helping to improve indoor air quality and reduce condensation.

In brief, the accommodation comprises: entrance hall, lounge/sitting room, spacious kitchen/breakfast room and ground floor WC. To the first floor, a generous landing leads to the impressive master bedroom with en-suite, two further bedrooms and a contemporary shower room.

Externally, the property boasts a private, low-maintenance garden complete with a versatile garden room, ideal for home working, relaxing or entertaining. Off-road parking and a garage further enhance the appeal of this exceptional home.

A truly turn key property that needs to be seen to be fully appreciated!

Approach
Block paved driveway to front providing off road parking for multiple vehicles.

Entrance Hall
Bright and spacious hall with doors off to all ground floor accommodation, stairs rise to first floor, tiled flooring, central heated radiator, under stair storage.

Lounge/Sitting Room
24'9" x 16'7" (7.55 x 5.07)
Spacious extended lounge with centred media wall with inset electric fire and shelving, patio doors open into the garden, double glazed window to rear with two skylights allowing natural light to flood in, central heated radiator.

Kitchen/Breakfast Room
Modern fitted kitchen with a variety of wall and base units, 'Smeg' double electric oven and microwave, integrated full length fridge and freezer and washing machine, induction hob with extractor over, Quartz worktops with breakfast bar, sink and drainer, two double glazed windows to side, spot lights, central heated radiator.













W.C
Wash hand basin, w.c, double glazed window to front, chrome heated towel rail, spot lights.

Landing
Warm & airy landing with doors off to all first floor accommodation, double glazed window to side, loft access, Positive Input Ventilation system overhead (PIV).

Master Bedroom
12'1" x 9'11" (3.70 x 3.03)
Door off to en-suite, double glazed window to front, central heated radiator, air con.

En-Suite
Large walk in shower, wash hand basin, w.c, tiled floor to ceiling, double glazed window to side, spot lights.

Bedroom 2
10'10" x 10'1" (3.32 x 3.08)
Double glazed window to rear, central heated radiator, air con.

Bedroom 3
10'10" x 6'11" max (3.32 x 2.12 max)
Fitted wardrobes, double glazed window to rear, central heated radiator.

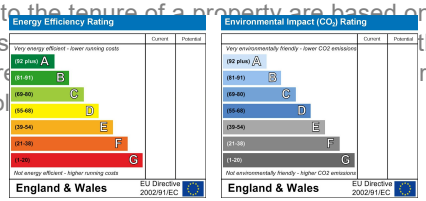
Shower Room
Large walk in shower, wash hand basin, w.c, double glazed window to side, spot lights, tiled floor to ceiling.

Garden
Private easy to maintain garden offers slabbed throughout, access to garden room along with secure side access leading to the front.

Garden Room
15'1" x 8'9" (4.60 x 2.67)
Power and lighting, spot lights.

Garage
Double doors to front, power and lighting through.

Tenure (Freehold).
References to the tenure of a property are based on information s that the property is fr rification from their sol















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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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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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