



LexAllan

local knowledge exceptional service

35 Lightwoods Road, Stourbridge, DY9 0TR

This improved and well-presented three-bedroom Mucklow semi-detached home occupies a wider-than-average plot and enjoys an open green aspect to the front. Situated in this highly sought-after Pedmore location, the property is conveniently positioned close to St Peter's Church, the Foley Arms and a range of local amenities, including excellent schools. Stourbridge Railway Station is within easy reach, offering direct links to Birmingham, Worcester and beyond, along with excellent road access to the wider Midlands motorway network.

The property benefits from Hive controlled gas central heating, EV charger, full alarm system, the former garage converted to provide an additional sitting room/study. A Guest Cloakroom has also been created off the reception hall. The kitchen and bathroom have been re-appointed, and all three bedrooms are of double size, making this an ideal family home. An internal inspection is highly recommended.

The accommodation briefly comprises: reception hall, guest cloakroom, study, through lounge/dining room, kitchen, landing, three double Bedrooms and Bathroom.

Approach

Tarmac drive offering parking for a number of cars and with EV charger, lawn to front and side with boundary running adjacent to pavement giving spacious corner plot with mature trees.

Hallway

Door and double glazed window to front, central heating radiator, stairs and cupboard off.

Lounge/Diner

11'5" x 23'7" (3.5 x 7.2)

Double glazed window to front, sliding doors to rear and central heating radiator.

Study

7'10" x 12'1" (2.4 x 3.7)

Double glazed bay window to front, window to side, central heating radiator and cupboard off.

WC

WC, wash hand basin, tiled splash backs and extractor fan.

Kitchen

14'1" x 7'2" (4.3 x 2.2)

Double glazed window to rear, range of wall and base units with work surface over incorporating sink with mixer tap, electric hob with extractor hood over, integrated oven, space and plumbing for washing machine and dishwasher, central heating radiator and door to rear garden.

Landing

Double glazed window to rear, access to loft space and doors off.



Bedroom One

14' 1" x 7' 10" min 12' 5" max (4.3 x 2.4 min 3.8 max)

Double glazed window to front, central heating radiator and fitted wardrobes.

Bedroom Two

12' 1" x 9' 2" min 11' 5" max (3.7 x 2.8 min 3.5 max)

Double glazed window to front, central heating radiator and fitted wardrobes.

Bedroom Three

11' 1" x 11' 5" (3.4 x 3.5)

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

Bathroom

Double glazed window to rear, freestanding feature bath with mixer tap, wash hand basin with mixer tap and storage below, WC, shower, heated towel rail, tiled floor and splash backs and extractor fan.

Rear Garden

Patio steps down to lawn, flower beds, shed, side gate and with fencing to enclose.

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.

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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.

Council Tax Band D



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
70	81		

Not applicable. Needs. None. CO₂ emissions
EU Directive 2002/91/EC

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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