



LexAllan

local knowledge exceptional service

Glendene Hope Street, Stourbridge, DY8 5QB

**** TURN KEY ACCOMMODATION OFFERED WITH NO UPWARD CHAIN ****

This exceptional three bedroom semi detached family home has been truly maintained & modernised. Nestled on a well known address in Wordsley you are truly surrounded by superb amenities, transport links & schooling options to cater for all ages.

In brief the property comprises to the ground floor; porch, entrance hall, lounge, dining room, kitchen. To the first floor are three good sized bedrooms & newly furnished modern bathroom. To the rear is a peaceful garden, double garage & off road parking can be found to the front. Call today to arrange your viewing!

Approach

Tidy lawn area with off road parking for multiple vehicles.

Porch

Door off to entrance hall.

Entrance Hall

Spacious & bright hall with doors off to all ground floor accommodation, under stair storage, central heated radiator.

Lounge

13'5" x 10'2" (4.09 x 3.11)

Centred gas fire, double glazed bay window to front, central heated radiator.

Dining Room

16'6" x 11'11" (5.04 x 3.64)

Patio doors open into the garden, door off to kitchen, two central heated radiators, double glazed window to rear.

Kitchen

18'2" x 16'1" (5.54 x 4.92)

Variety of wall and base units, Rangemaster style oven, sink & drainer, integrated dishwasher, door off to garage & rear garden, double glazed window to side, skylight, spot lights, tiled flooring.



Landing

Airy landing with doors off to all first floor accommodation, double glazed window to side, loft access.

Bedroom 1

14'0" x 10'2" (4.28 x 3.10)

Fitted wardrobes, double glazed bay window to front, central heated radiator.

Bedroom 2

12'0" x 10'2" (3.66 x 3.11)

Double glazed window to rear, central heated radiator.

Bedroom 3

7'1" x 5'11" (2.17 x 1.82)

Double glazed window to front, central heated radiator.

Bathroom

Bath with shower over, wash hand basin, w.c, chrome heated towel rail, double glazed window to rear.

Garden

Peaceful garden to the rear with generous lawn area.

Double Garage

18'2" x 16'1" (5.54 x 4.92)

Roller shutter door to front, power & lighting throughout, door off to kitchen.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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.



While every effort has been made to ensure the accuracy of the foregoing contained herein, measurements of areas, volumes, floors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan for the proposed property and any other plans are made to scale for any prospective purchaser. The contents, layout and dimensions shown here are based on the best current and no guarantee is made with respect to the same.



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.

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