



****YOU WILL BE FALLING FOR FERNDALE****

This beautifully presented three-bedroom detached home offers the perfect blend of space, comfort, and lifestyle. Featuring a spacious extended kitchen/diner, it's ideal for modern family living and entertaining, while the generous accommodation provides plenty of room to grow. Situated in a sought-after residential location with picturesque countryside walks just moments away, this is a wonderful opportunity to enjoy the best of both convenience and outdoor living.

Upon entering the property you are greeted by a spacious hallway with light entering from a lovely porthole window to the front and access to the lounge and kitchen diner. The lounge is complemented by a log burning fire. The kitchen diner is beautifully extended, with light flooding in from multiple sky lights and fabulous bi-fold doors, the kitchen is fitted with modern units and area for washing machine with access to the garage and downstairs wc completing the ground floor. The first floor offers three beautifully presented rooms and a contemporary bathroom which completes this beautiful property.

Viewings highly recommended to truly understand the beauty of this property!

Approach

Access to driveway leading to front door and garage access.

Entrance Hall

Glazed door with decorative porthole window to front, glazed window to side, radiator with doors leading off to kitchen, lounge and study. Further complimented with storage and stairs rising to first floor and Heronbone flooring.

Lounge

11'8" x 10'9" (3.58 x 3.29)

Double glazed window to front, Log burning fire and radiator.

Kitchen/Diner

26'3" x 15'2" (8.01 x 4.64)

Double glazed bi-fold doors and double glazed window to rear with three skylights above and three centrally heated radiators. Kitchen briefly comprises; Wall and base units, integrated double over, integrated dishwasher, induction hob with extracting fan, Inset sink and extractor fan. All complimented with spotlights, kitchen island and space for washing machine and dryer.

Landing

With doors off to bedrooms and bathroom, double glazed window to side and airing cupboard with centrally heated radiator.

Bathroom

Double glazed window to rear, wc, vanity wash hand basin, bath with shower over, bidet, extractor fan, tiled flooring and centrally heated radiator.



Bedroom 1
7'5" x 9'2" (2.27 x 2.81)

Double glazed window to front and centrally heated radiator

Bedroom 2
9'11" x 10'4" (3.04 x 3.16)

Double glazed window to rear with central heated radiator

Bedroom 3
8'3" x 6'8" (2.54 x 2.05)

Double glazed window to side and centrally heated radiator

Garage
8'2" x 12'9" (2.5 x 3.9)

Garage doors to front with downstairs wc partitioned off.

Garden
Decking to rear of property with lawn surrounding, complimented with trees and bushes.

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.

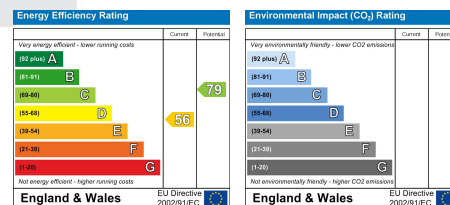
Money Laundering Regulations.
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer 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.





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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