

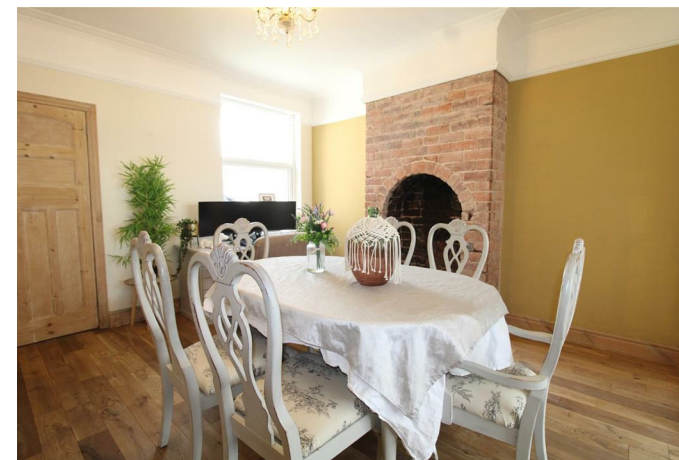


**LexAllan**

local knowledge exceptional service

17 Cathcart Road, Old Quarter, Stourbridge, West Midlands,  
DY8 3UZ

This three bedroom family home offers stunning accommodation, character and charm in the popular old quarter, making it ideal for nearby local amenities. The current owner has done a fantastic job in modernising the property throughout and truly has created turn key ready accommodation. The property itself comprises of impressive entrance hall, lounge, dining room, handmade kitchen with utility and w.c off. To the first floor are three bedrooms, one with en-suite along with the house bathroom. To the rear is a beautifully maintained garden which must be viewed to be fully appreciated. 01384 442464 is the number to call to arrange your viewing.



### Approach

Off road parking for one vehicle.

### Entrance Hall

Stairs rising to first floor, doors off to all ground floor accommodation, tiled flooring.

### Lounge

11'10" x 11'10" (3.63 x 3.61 )

Log burner with exposed brick surround, double glazed bay window to front, central heated radiator, opening to dining room.

### Dining Room

13'8" x 11'10" (4.19 x 3.62)

Exposed brick chimney breast, double glazed window to rear, central heated radiator.

### Kitchen

15'1" x 9'4" (4.60 x 2.86 )

Handmade wooden kitchen units, Belfast style sink, electric oven, spot lights, double glazed window to side, tiled flooring, stable door to side along with access to utility and lean to, under stair pantry.

### Utility

Worksurface with inset stainless steel sink and drainer, plumbing for washing machine, base units, tiled flooring, double glazed window to rear, access to W.C.



## W.C

Wash hand basin, w.c, central heated radiator.

## Landing

Spacious landing with double glazed window to side, loft access.

## Bedroom 1

12'0" x 11'6" (3.66 x 3.53 )

Double glazed bay window to front, access to en-suite, central heated radiator.

## En-Suite

Shower cubicle, wash hand basin, floor to ceiling tiling, double glazed window to front, spot lights.

## Bedroom 2

13'3" x 9'1" (4.05 x 2.79)

Double glazed window to rear, central heated radiator.

## Bedroom 3

9'6" x 9'5" (2.90 x 2.89 )

Currently set up as the perfect walk in wardrobe, double glazed window to rear, central heated radiator.

## Bathroom

Free standing rolled edge bath, wash hand basin, W.C, tiled flooring, double glazed window to side, spot lights.

## Rear Garden

Generous decked area that leads to a large lawn area, this truly is a great asset to Cathcart Road.

## The Location

Cathcart Road lies almost equally close to amenities in Stourbridge town centre or Wollaston Either place provides a multitude of local shops and services with public transport running from either South Road or ring road. Trains run from the Stourbridge Town Hub or Stourbridge Junction and local commercial centres are easily commutable in and around Stourbridge, the Black Country and Birmingham. The Midlands motorway network is accessed from Halesowen (M5) and numerous leisure amenities are within easy distance including the Crystal Leisure Centre in Stourbridge other gyms, excellent pubs and eateries.



## Council Tax Band C

### 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 £24 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 £240 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 include any other costs that you may incur. **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.



17 CATHCART ROAD, STOURBRIDGE, DY8 3UZ

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, bedrooms, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency and for safety. Made with Housify Planner



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