



**LexAllan**

local knowledge exceptional service

2 John Corbett Drive, Amblecote, Stourbridge, West Midlands, DY8  
4BW



## \*\* AMPLE FAMILY FRIENDLY ACCOMMODATION \*\*

This six bedroom end of terrace family hoke is perfect for the growing family. Having been modernised and well maintained by the current owner, John Corbett Drive offers turn key ready accommodation. On the ground floor you will find lounge, open planned kitchen/dining room, utility room, family bathroom along with bedroom 6. To the first floor you will find three bedrooms as well as the family bathroom. On the second floor is a further two bedrooms, one with en-suite. Viewings are highly recommended to appreciate the accommodation on offer.

### Approach

### Entrance Hall

Spacious hall with stairs rising to first floor, central heated radiator.

### Lounge

19'3" x 14'6" (5.89 x 4.44)

Double glazed window to front, large under stair storage cupboard, spot lights, two central heated radiators.

### Open Planned Kitchen/Dining Room

23'9" x 8'3" min (7.25 x 2.52 min)

Variety of wall and base units, integrated fridge/freezer and dishwasher, double electric oven, induction hob with extractor above, access to utility room, spot lights, skylight above, central heated radiator, double glazed window to rear.

### Utility Room

Plumbing for washing machine and dryer, sink and drainer, spot lights, access to garden.

### Lobby

Access via the lounge, doors radiating off to bathroom and bedroom 6/hobby room.

### Bedroom 6/Hobby Room

15'3" x 8'1" max (4.65 x 2.48 max)

Fitted wardrobes, double doors to garden, central heated radiator.

### Bathroom

Bath with shower over, wash hand basin, w.c, spot lights.

### Landing

Spacious landing with doors off to all first floor accommodation, stairs rising to second floor, central, central heated radiator, storage cupboard.



**Bedroom 3**  
15'5" x 10'11" (4.71 x 3.33 )

Double doors allow access to the balcony, two central heated radiators.



**Bedroom 4**  
10'7" x 7'6" (3.24 x 2.30)

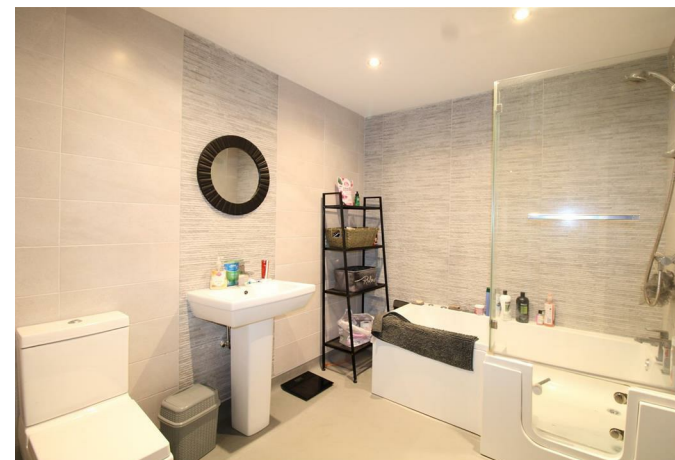
Double glazed window to front, central heated radiator.

**Bedroom 5**  
7'11" x 7'5" (2.42 x 2.27 )

Double glazed window to front, central heated radiator.

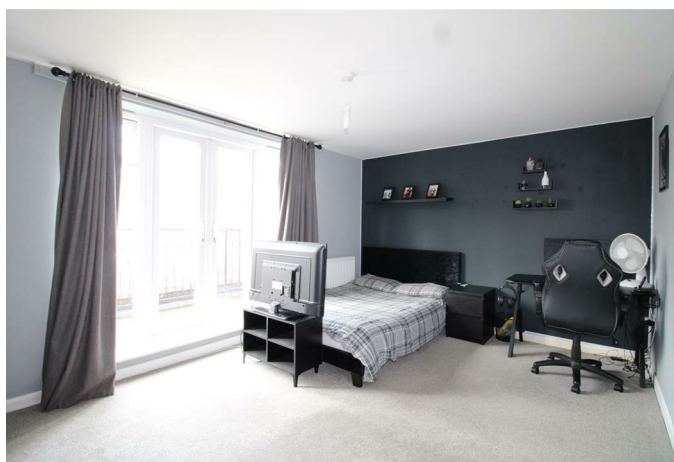
**Bathroom**

Bath with shower over, wash hand basin, W.C.



**Bedroom 1**  
13'6" x 10'11" (4.13 x 3.34 )

Fitted wardrobes, two double glazed windows to rear, central heated radiator, access to en-suite.



**En-Suite**

Shower cubicle, wash hand basin, w.c, double glazed window to side.



**Bedroom 2**  
15'5" x 9'10" (4.72 x 3.01 )

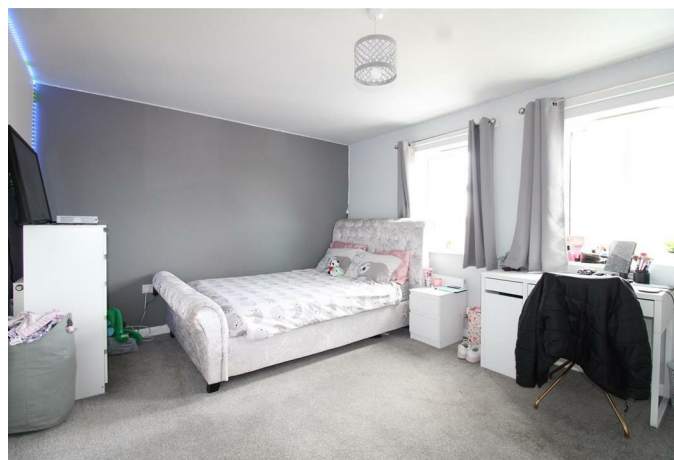
Two double glazed windows to front, central heated radiators.

**Garden**

Landscaped garden that offer a tremendous sociable outdoor space, generous decked area with a neat and tidy artificial lawn.

**The Location**

John Corbett Drive provides an ideal location for those wishing to access nearby Stourbridge town centre, whilst the Merry Hill centre is also within easy reach. Local stores are in Vicarage Road are nearby and the large Sainsbury store on Withymoore caters for everyday shopping needs and there is also an excellent medical centre. The area is well served by local schools, and there are good public transport services in close proximity. The property is near many of the area's main commuter links, as it offers convenient access to Stourbridge, Dudley, Halesowen and Birmingham.





## 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.

In order to comply with Money Laundering Regulations, from June 2017, 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. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

## Referral Fees.

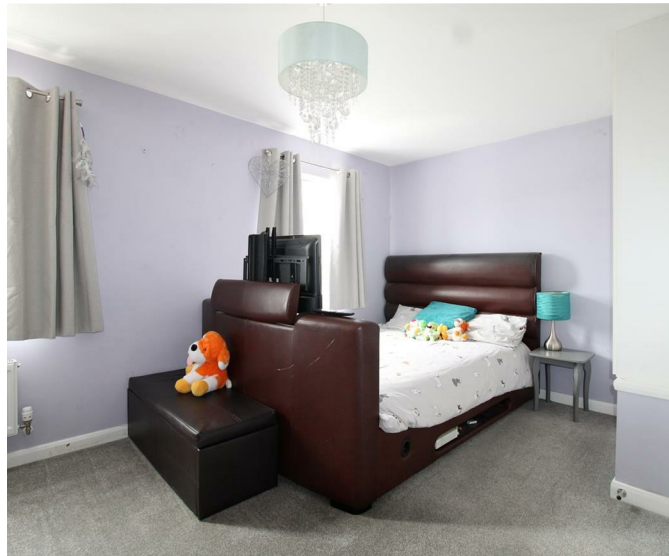
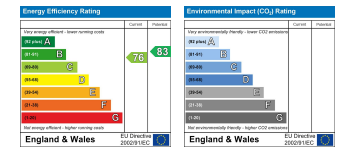
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed 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 Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee of £120. This referral fee does not impact the actual fee that you would pay Green Street Surveys 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. Made with Metropix ©2023



## Council Tax Band C

**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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