



LexAllan

local knowledge exceptional service

4 Rathmore Close, Norton, Stourbridge, West Midlands, DY8 2RS

**** DETACHED FAMILY HOME ON A SOUGHT AFTER ADDRESS IN NORTON ****

A rare opportunity to purchase a detached three bedroom family home on Rathmore Close in Norton. This property has been in the family for many years and is now ready for its next custodian. This property is also offered with NO UPWARD CHAIN. On the ground floor you will find, entrance hall, lounge, dining room, kitchen/breakfast room, utility and W.C. On the first floor are three bedrooms and family bathroom. Outside is off road parking to front along with a peaceful rear garden. Viewings are highly recommended to appreciate the accommodation on offer.



Approach

Block paved driveway to front allowing access to the garage.

Entrance Hall

A spacious entrance hall allowing access to all ground floor accommodation, stairs to first floor, two storage cupboards, central heating radiator.

Lounge

12'79 x 12'47 (3.66m x 3.66m)

A bright lounge with large double glazed window to front, gas fire place, opening to dining room, central heating radiator, wall mounted side lights.

Dining Room

9'95 x 8'93 (2.74m x 2.44m)

Patio door to rear, central heating radiator, access to kitchen.



Kitchen/Breakfast Room

18'69 x 9'29 (5.49m x 2.74m)

A variety of wall and base units, gas oven with hob, stainless steel sink and drainer, tiled flooring, central heating radiator, double glazed window to rear, access to rear garden.

Utility Room

8'93 x 4'83 (2.44m x 1.22m)

Plumbing for washer and dryer, double glazed window to rear, stainless steel sink.



W.C

W.C, double glazed window to side.

Landing

A bright landing with doors radiating off to all first floor accommodation, airing cupboard, double glazed window to side.

Bedroom 1

12'91 x 11'03 (3.66m x 3.43m)

Built in wardrobe, double glazed window to front, central heating radiator.

Bedroom 2

10'62 x 8'92 (3.05m x 2.44m)

Built in wardrobe, central heating radiator, double glazed window to rear.

Bedroom 3

9'24 x 7'80 (2.74m x 2.13m)

Double glazed window to side, central heating radiator.

Bathroom

Bath, shower cubicle, wash hand basin, W.C, double glazed window to rear.

Garage

16'60 x 8'22 (4.88m x 2.44m)

Up and over door to front, power and lighting throughout, double glazed window to side.

Rear Garden

A peaceful rear garden offering a generous patio area along with neat and tidy lawn with a border of mature shrubs.

The Location

Being located on this highly sought after address in Norton and enjoys a combination of easy access to North Worcestershire countryside and Stourbridge's wide range of excellent amenities, including schools of great repute at both Secondary and Primary levels, Mary Stevens Park is on the doorstep, a range of supermarkets, pubs, eateries and a selection of public transport services. The location would provide an excellent base for access to nearby commercial centres across the Black Country and further afield to Birmingham, Kidderminster and Worcester.

Council Tax Band E

Tenure

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 equivalent to 20% of the fee that you pay to Green Street Surveys. 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 misstatement. 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 is given in their condition or efficiency can be given. Made with Netplan 12.022



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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