



LexAllan

local knowledge exceptional service

15 Glen Road, Norton, Stourbridge, West Midlands, DY8 2BB

'Wow factor family home on Glen Road'

Being situated at the end of this popular cul de sac we are delighted to offer this high spec and move in ready four bedroom extended detached. The location lends itself to fantastic views over the playing field to the front, as well as nearby sought after schools, parks and other amenities. The property itself comprises of ample parking on the front drive, garage and double side gates lead to further private parking (ideal for motorhome). The property also comes with the land opposite. Internally the entrance hall leads off to the stunning extended kitchen/diner, lounge, dining room, study, utility, and downstairs w.c. To the first floor are four bedrooms, two with en suites as well as further house bathroom. Finally a spacious rear garden makes the property a must view.



Approach

Block paved drive offering parking for a number of cars, lawns either side of shared private road, gravel boarders, gate to side giving access to further parking

Entrance Hall

Door and window to front, stairs rising to first floor accommodation and central heating radiator

Lounge

17' 8" x 10' 5" min 14' 1" max

Double glazed window and door to rear and central heating radiator

Dining Room

11' 1" x 14' 9"

Double glazed window to front and central heating radiator

Kitchen/Diner

18' 8" max 9' 6" min x 21' 7"

Double glazed window to rear, bi fold doors, skylights, range of wall and base units with work surface over incorporating sink with mixer tap, electric hob, extractor hood, oven, microwave, central heating radiator, dishwasher, and breakfast bar

Utility

7' 2" x 8' 2"

Double glazed window to side, central heating radiator, range of units with work surface incorporating sink with mixer tap, space and plumbing for washing machine

Study

7' 6" x 9' 10"

Double glazed window to front and central heating radiator

Downstairs w.c

Low level w.c, wash hand basin with mixer tap and storage below, central heating radiator and extractor fan



Garage

16' 8" x 8' 2"

Up and over door to front, double glazed door to side, and boiler

Landing

Double glazed window to front, central heating radiator, cupboard off, access to loft space and doors radiating off

Bedroom One

10' 9" x 17' 4"

Double glazed window to rear and central heating radiator, opens into:

Walk in wardrobe

Double glazed window to front, central heating radiator and built in wardrobes

En Suite

Shower, heated towel rail, wash hand basin with mixer tap, low level w,c, bath with mixer tap, double glazed window to rear, tiled floor and splash backs, and extractor fan

Bedroom Two

14' 5" x 10' 9"

Double glazed window to front, central heating radiator and built in wardrobe

En suite

Heated towel rail, double glazed window to side, wash hand basin with mixer tap, shower, tiled floor and splash backs, and extractor fan

Bedroom Three

9' 2" min 11' 1" max x 10' 9"

Double glazed window to rear and central heating radiator

Bedroom Four

10' 2" x 9' 10"

Double glazed window to front and central heating radiator

House bathroom

Double glazed window to rear, low level w,c, wash hand basin with mixer tap over, bath with shower over, tiled floor and splash backs, and extractor fan

Rear Garden

Slab patio, lawn, raised decked seating area, gravel surrounds and all with fencing to enclose

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.

Council Tax Band F



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.

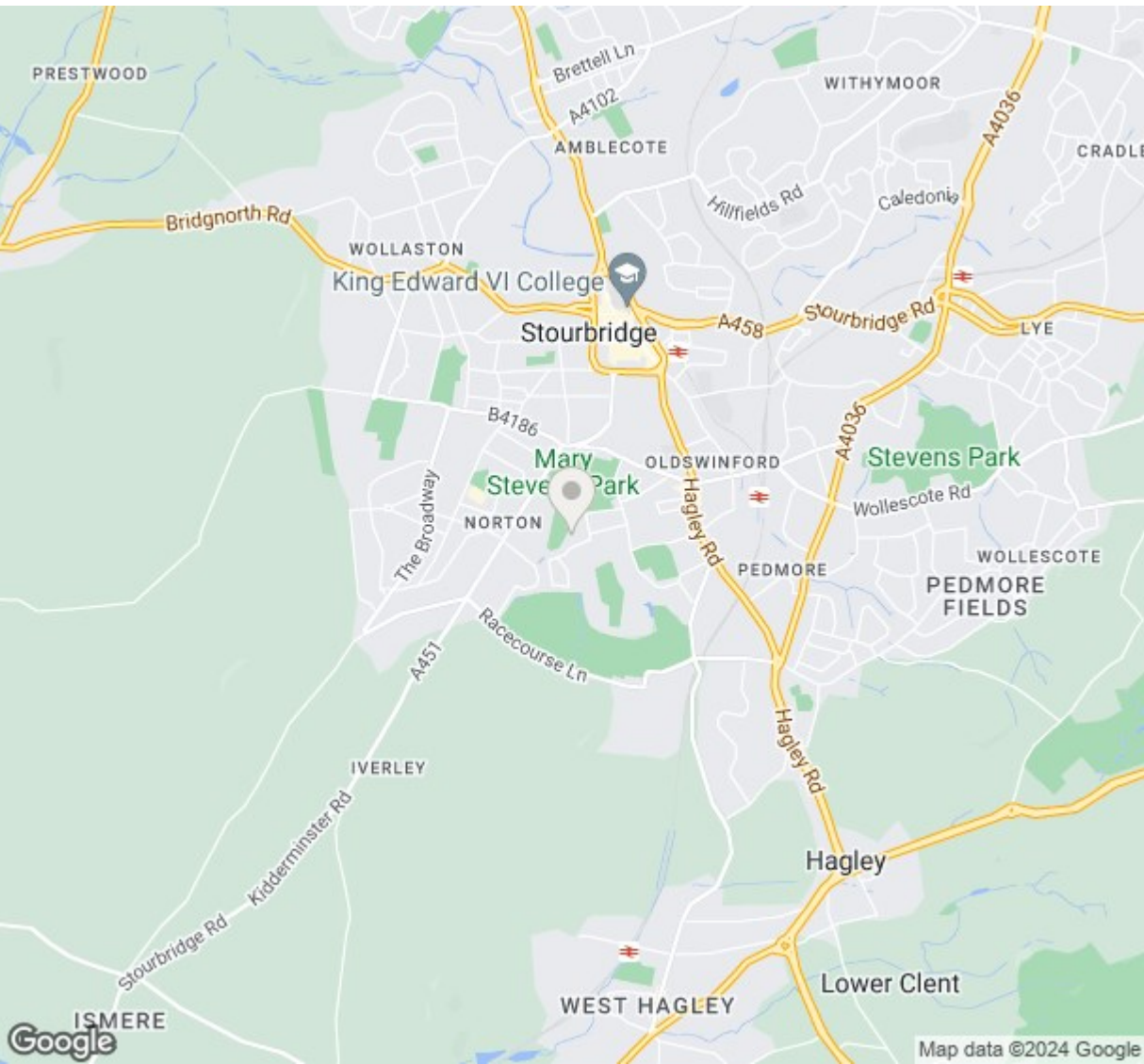
Referral Fees.

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 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.
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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		
	74	81
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	



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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