



This four bedroom detached has been impressively cared for by the current owners, offering attractive, spacious and move in ready accommodation through out. The property is located in a quiet cul-de-sac and comprises driveway to side giving access to garage, entrance hall leads off to; kitchen/diner, lounge, utility and downstairs WC. To the first floor four bedrooms, the master with en-suite and further house bathroom. Finally a low maintenance garden to the rear.

For further information or to arrange your viewing contact the office.

Approach

Driveway to side leading to garage, path to front with front light and Astro turf.

Entrance Hall

Main door to front, double glazed window to side, central heating radiator and stairs off.

Downstairs WC

Low level WC, wash hand basin, double glazed window to side, central heating radiator, extractor fan and tiled splash backs.

Diner

10'5" x 9'10" (3.2 x 3.0)

Double glazed bay window to front and two central heating radiators.

Kitchen

9'6" x 9'10" (2.9 x 3.0)

Range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, oven and tiled splash backs.

Utility

Door to garage, boiler, space and plumbing for washing machine and tumble dryer with work surface over and extractor fan.

Lounge

17'8" x 11'9" max 9'10" min (5.4 x 3.6 max 3.0 min)

Double glazed window to rear, double doors opening onto garden and two central heating radiators.

Garage

8'10" x 17'0" (2.7 x 5.2)

Up and over door to front and door to rear, light and electric socket.

Landing

Double glazed window to side, central heating radiator, access to loft space and airing cupboard off housing immersion tank.

Bedroom One

11'1" x 9'10" (3.4 x 3.0)

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

En-Suite

Double glazed window to side, WC, wash hand basin with mixer tap, shower, heated towel rail, tiled splash backs and extractor fan.



Bedroom Two
9' 10" x 11' 5" (3.0 x 3.5)

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

Bedroom Three
7' 6" x 10' 2" max 7' 10" min (2.3 x 3.1 max 2.4 min)

Double glazed window to rear and central heating radiator.

Bedroom Four
7' 6" x 8' 2" (2.3 x 2.5)

Double glazed window to front and central heating radiator.

Bathroom

Wash hand basin with mixer tap, WC, bath with mixer tap, heated towel rail, tiled splash backs and extractor fan.

Rear garden

Slab patio, Astro turf, outside tap, security light and all with fencing to enclose.

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 £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.

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 E



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
For energy efficient - lower rating code	Current	Potential	For environmentally friendly - lower CO ₂ emissions	Current	Potential
A (1-10)	B (11-15)	C (16-20)	A (1-10)	B (11-15)	C (16-20)
D (21-25)	E (26-30)	F (31-35)	D (21-25)	E (26-30)	F (31-35)
G (36-38)	H (39-45)	I (46-48)	G (36-38)	H (39-45)	I (46-48)
England & Wales			England & Wales		
EU Standard 2002/91/EC			EU Standard 2002/91/EC		



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, contents, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. Made with Hergem CDD2



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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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