



LexAllan

local knowledge exceptional service

Windynook, 238 The Broadway, Norton, Stourbridge, DY8 3JD

With NO UPWARD CHAIN we are delighted to offer this deceptively spacious 3/4 bedroom dormer style semi detached property, situated at this lovely location of the Broadway Norton on the edge of the famous Roman road close to the Tennis club and Sugar Loaf Lane equestrian facilities. Also making it ideal for nearby walks, amenities and sought after schools.

The property itself comprises of driveway to front, porch, entrance hall, lounge, kitchen, dining room/potential fourth bedroom, master bedroom with en-suite off and garage. To the first floor two additional bedrooms, large airing cupboard, bathroom and separate WC. Finally an attractive tiered garden to the rear.

This fantastic spot lends itself to not being overlooked to front or rear and simply must be viewed to be fully appreciated. For further information or to arrange your viewing contact the office.

The location

The Broadway offers an immense range of amenities with a parade of day to day shops, the excellent Gignmill Primary School, regular public transport services and plenty of nearby open spaces including Swan Pool Park. Wollaston village is around half an mile distant with more comprehensive amenities in Stourbridge Town around a mile away and the commercial centres of the Black Country and Birmingham are easily accessed via excellent road networks. The motorway network is accessed by the M5 from Halesowen or Bromsgrove and railway services run from Stourbridge Junction around a mile and a half away. Beautiful countryside runs to the south and west from the southern end of The Broadway including numerous quiet lanes and bridleways.

Approach

Tarmac drive offering parking for a number of cars, lawn, flower beds and hedges.

Porch

Double glazed door to side and steps up into:

Hallway

Door to side, central heating radiator, stairs and cupboard off.

Lounge

11'1" x 15'8" (3.4x4.8)

Double glazed window to front, central heating radiator and gas fire.

Dining Room

9'10" x 10'9" (3.0x3.3)

Double glazed window to front and side, central heating radiator and electric fire.

Bedroom One (Downstairs)

11'9" x 11'1" (3.6x3.4)

Double glazed window to rear, central heating radiator and en-suite off.

En-suite

Window to rear and side, wash hand basin with mixer tap, bath, bidet, WC, central heating radiator, electric fan heater, tiled splash backs and extractor fan.

Kitchen

7'10" x 9'10" (2.4x3.0)

Double glazed window to rear, door to garage, 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.

Landing

Walk in airing cupboard off housing combi boiler, access to loft space and doors off.



Bedroom Two

11'1" x 10'2" (3.4 x 3.1)

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

Bedroom Three

10'2" x 11'5" (3.1 x 3.5)

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

WC

Central heating radiator, WC and double glazed window to side.

Bathroom

Double glazed window to side, bath with shower over, wash hand basin, central heating radiator, electric fan heater, tiled splash backs and extractor fan.

Garage

7'10" x 17'8" (2.4 x 5.4)

Main garage door to front and further side door.

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 £30 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 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 C



