



LexAllan

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107 Heath Lane, Old Quarter, Stourbridge, West Midlands, DY8
1RG

This four bedroom semi detached family home sits conveniently in the heart of Oldswinford making it ideal for great schools and other nearby amenities. With spacious accommodation throughout, the property comprises of driveway to front giving access to entrance hall, lounge, family room, open plan kitchen diner and downstairs w.c. To the first floor are three bedrooms and shower room. To the top floor bedroom four with and an en suite off. Outside benefits from a landscaped garden with a brick built home bar. For further information or to arrange your viewing contact the office on 01384 442464.



Approach

Block paved driveway and gated side access.

Entrance Hall

Leaded door leading from the side of the property, window to side, stairs to the first floor landing, stairs to the cellar, tiled floor and a central heating radiator.

Lounge

14'5" x 13'9" (4.4 x 4.2)

Double glazed bay window to front with fitted shutter blinds, original fireplace with decorative surround, tiled hearth, decorative picture rail, oak floor and a central heating radiator.

Family Room

12'1" x 11'9" (3.7 x 3.6)

Double glazed window to side, double glazed double doors to rear, oak floor, decorative picture rail and a central heating radiator.

Downstairs w.c

WC, wash hand basin set into vanity unit, cupboard housing wall mounted boiler, tiled floor, double glazed door to side, recessed spotlights and a central heating radiator.

Kitchen/Diner

22'11" x 8'6" (7.0 x 2.6)

Fitted with a range of wall and base units, wooden work surfaces with matching splashback, one and a half stainless steel sink and drainer, integrated double oven, gas hob, stainless steel cooker hood, integrated fridge, freezer, dishwasher and washing machine, tiled floor, recessed spotlights, double glazed window to rear, double glazed french doors to rear and a central heating radiator.

Landing

Double glazed window to side, stairs to the second floor and a central heating radiator.

Bedroom One

13'9" x 12'5" (4.2 x 3.8)

Double glazed window to front with fitted shutter blinds, original fireplace with decorative surround, exposed floorboards and a central heating radiator.

Bedroom Two

12'1" x 11'5" (3.7 x 3.5)

Double glazed window to rear, original fireplace with decorative surround, exposed floorboards and a central heating radiator.



Bedroom Three

10'2" x 8'6" (3.1 x 2.6)

Double glazed window to rear, decorative surround, exposed floorboards and a central heating radiator.

Shower Room

Shower space, WC, wash hand basin set into vanity unit, tiled walls and floor, spotlights, extractor fan, double glazed window to side and heated towel rail.

Bedroom Four(loft room)

13'9" x 9'10" (4.2 x 3.0)

Opens into en suite, skylight window to rear and a central heating radiator.

En suite

Bath, WC, wash hand basin and skylight window to front.

Rear Garden

Patio with built in seating, gated side access, steps leading to artificial lawn with shrub borders and steps up to a rear patio with a brick built storage shed used as a home bar.

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 D

Money Laundering Regulations.

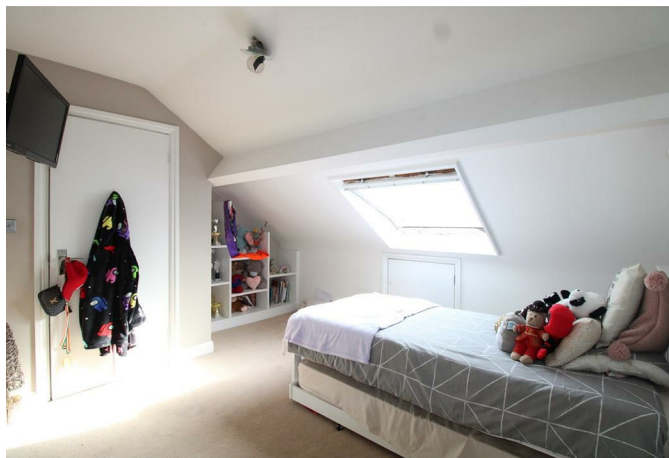
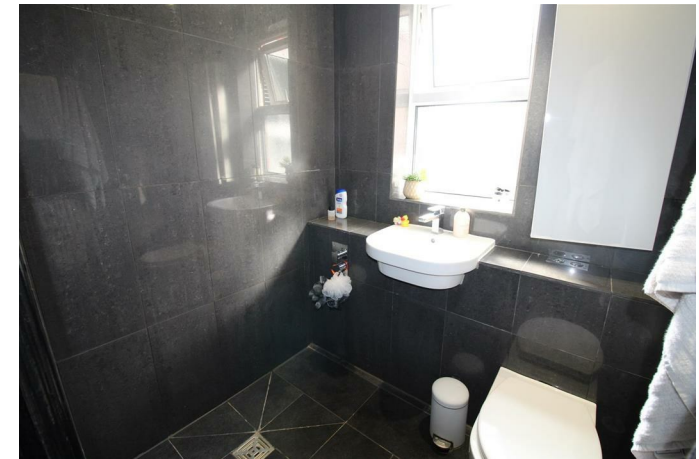
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof 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.





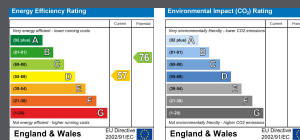
HEATH LANE, STOURBRIDGE, DY8 3RG

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, heights and so forth should not be regarded as an indication of value for any particular purpose. The floorplan is for illustrative purposes only and should not be relied upon for any particular purpose. The floorplan, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency at any given time.
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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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