



**LexAllan**

local knowledge exceptional service

47 Perrins Lane, Stourbridge, West Midlands, DY9 8XP



A super three bedroom semi detached family home on a very popular address in Wollescote. This property offers a tremendous amount of accommodation inside and out and truly is not one to miss. Perrins Lane also benefits from NO UPWARD CHAIN. The property in brief comprises; porch, entrance hall, lounge, dining room, kitchen/breakfast room. To the first floor are three good sized bedrooms along with a shower room. Outside is a private and peaceful rear garden with garage to side as well as a cabin to the rear. To the front is ample off road parking for multiple vehicles. Viewings are highly recommended to appreciate the accommodation on offer.

**Approach**

Block paved driveway providing ample off road parking, access to garage to the side.

**Porch**

Access to entrance hall, double glazed windows.

**Entrance Hall**

Stairs leading up to the first floor, access to all ground floor accommodation, under stair storage cupboard, spot lights, central heated radiator, double glazed window to front.

**Kitchen/Breakfast Room**  
19'46 x 7'85 (5.79m x 2.13m )

Variety of wall and base units, double electric oven, four ring gas hob with extractor above, integrated fridge and freezer, inset stainless steel sink, plumbing for washing machine/tumble dryer and dishwasher, breakfast bar, chrome heated towel rail, two double glazed windows to side, access to garden.

**Dining Room**  
12'43 x 11'96 (3.66m x 3.35m )

Opening to the lounge, electric fireplace, double glazed bay window to front, central heated radiator.

**Lounge**  
19'54 x 10'98 (5.79m x 3.05m )

French doors to rear, central heated radiator, wall mounted side lights.





### Landing

Bright and spacious landing with doors radiating off to all first floor accommodation, double glazed window to side, loft access, spot lights.

### Bedroom 1

12'51 x 11'95 max (3.66m x 3.35m max)

Fitted wardrobes with dressing table, central heated radiator, double glazed window to front.

### Bedroom 2

10'85 x 7'84 max (3.05m x 2.13m max )

Fitted wardrobes, central heated radiator, double glazed window to rear.

### Bedroom 3

10'92 x 9'47 (3.05m x 2.74m )

Two double glazed windows to rear and side, central heated radiator.

### Shower Room

Large shower cubicle, wash hand basin/wc vanity, storage with shaver socket, double glazed window to front, chrome heated towel rail.

### Rear Garden

A private and peaceful low maintenance garden which has been slabbed throughout, access to garage and cabin.

### Cabin

24'96 x 7'93 (7.32m x 2.13m )

Power and lighting throughout, two double glazed windows to side, two electric heaters.

### Garage

35'58 x 10'49 (10.67m x 3.05m )

Power and lighting throughout, fitted workbench, side access to garden, roller shutter door to front.

### The Location

An ideal base for local schools and nearby shops, public transport services offering links throughout the black Country and Birmingham. Motorway networks are accessible via the M5 in Halesowen or Bromsgrove. Stevens Park is just a short walk away providing a large outside area ideal for those four legged friends of ours!





## 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.

## Council Tax Band C

## 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.

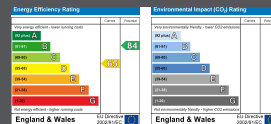


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**VIEWING** View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.



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