



This detached family home in Norton is now ready for its next chapter. 62 Westwood Avenue is ideal for those looking for a property that is in need of refurbishment and who are looking to live on a sought after address. With NO UPWARD CHAIN the property itself comprises of front garden and driveway, entrance hall, lounge, dining room, kitchen, downstairs w.c. To the first floor are three bedrooms and house bathroom. Outside you will find off road parking along with access to the garage, to the rear is a peaceful garden. Viewings are available immediately so call today on 01384 442464 to arrange yours.

Approach

Slabbed driveway to front with decorative gravelled garden.

Porch

Access leading to the entrance hall.

Entrance Hall

Spacious and bright hall with stairs to first floor, access to all ground floor accommodation, under stair storage cupboard, central heating radiator, parquet flooring.

Lounge

14'69 x 11'29 (4.27m x 3.35m)

Double glazed window to front, fireplace, central heating radiator.

Dining Room

12'10 x 11'29 (3.91m x 3.35m)

Patio door to rear, gas fireplace, central heating radiator, wall mounted side lights.

Kitchen

8'91 x 6'39 (2.44m x 1.83m)

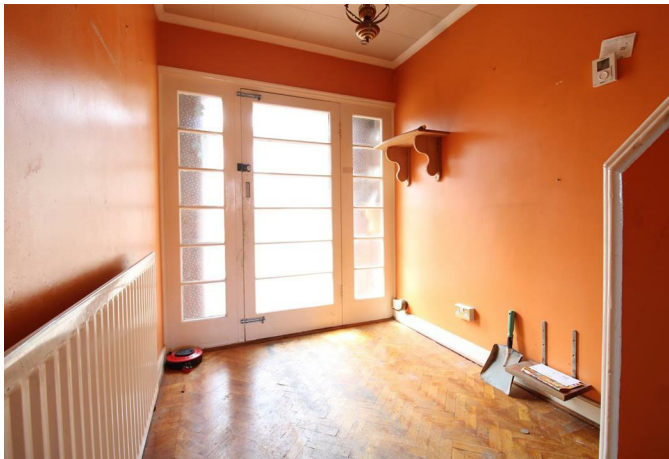
Variety of wall and base units, stainless steel sink and drainer, plumbing for washing machine, central heating radiator, double glazed window to rear, access to lobby.

Lobby

Access to the rear, large coal store, access to W.C.

W.C

Wash hand basin, W.C, window to rear.



Landing

Doors radiating off to all first floor accommodation, double glazed window to side.

Bedroom 1

14'76 x 11'22 max (4.27m x 3.35m max)

Fitted wardrobes, double glazed window to front, central heating radiator.

Bedroom 2

12'19 x 11'29 (3.66m x 3.35m)

Double glazed window to rear, central heating radiator.

Bedroom 3

10'57 x 6'44 (3.05m x 1.83m)

Double glazed window to front, central heating radiator, loft access.

Bathroom

Bath, wash hand basin, W.C, central heated radiator, airing cupboard.

Rear Garden

A peaceful rear garden with a generous slabbed patio area, steps lead down to a generous easy to maintain area with gravelled beds dotted throughout.

Garage

Split door to front.

The Location

Norton offers an immense range of amenities with a parade of day to day shops, the excellent Gigmill 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.

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.

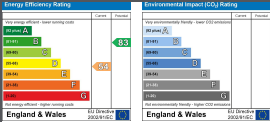


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metreplex ©2023



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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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