



LexAllan

local knowledge exceptional service

10 Ferndale Close, Hagley, Stourbridge, DY9 0QA

**** MORE ACCOMMODATION THAN MEETS THE EYE ****

This deceiving four bedroom family home has been well modernised & maintained throughout to create spacious versatile accommodation. Situated a stones throw from Hagley High Street you are surrounded by five star amenities & superb transport links. Ferndale Close in brief comprises; porch, entrance hall, kitchen, family/dining room, utility, w.c. To the first floor is the lounge along with bedroom four & house bathroom, stairs rise to the master bedroom with ensuite & further two double bedrooms. Peaceful garden to the rear with parking and garage to the front. Call today to arrange your viewing.

Approach

Driveway to front providing off road parking.

Porch

Door off to entrance hall.

Entrance Hall

Doors off to all ground floor accommodation, stairs rise to first floor, ample storage cupboards.

Kitchen

15'11" x 10'9" (4.86 x 3.28)

Variety of wall and base units, space for Rangemaster style oven & extractor above, integrated dishwasher, sink and drainer, tiled splashback, breakfast bar, opening to diner/family Room, spot lights.

Diner/Family Room

15'8" x 9'8" (4.78 x 2.95)

Double doors open into the garden, skylight above letting the natural light flood through, spot lights, central heated radiator.

Utility

Base units, sink & drainer, plumbing for washing machine and dryer, door off to w.c. & garage.

W.C

Wash hand basin, w.c, central heated radiator, spot lights.



Landing

Doors off to all first floor accommodation, built in storage cupboard, stairs rise to second floor.

Lounge

15'11" x 11'10" (4.87 x 3.61)

Gas fire place, double glazed window to rear.

Bedroom 4/Study

10'1" x 10'1" (3.09 x 3.08)

Double glazed window to front, central heated radiator.

Bathroom

Bath, shower, wash hand basin, w.c, chrome heated towel rail, spot lights, double glazed window to front,

Second Floor Landing

Doors off to all further bedrooms, built in storage.

Master Bedroom

11'9" x 10'11" (3.60 x 3.35)

Double glazed window to front, door off to en-suite.

En-Suite

Shower, wash hand basin, w.c, chrome heated towel rail, spot lights, double glazed window to front.

Bedroom 2

12'7" x 8'7" (3.84 x 2.64)

Double glazed window to rear.

Bedroom 3

12'4" x 6'10" (3.77 x 2.10)

Double glazed window to rear.

Garden

Peaceful garden with patio area along with variety of mature shrubs.

Garage

8'10" x 6'7" (2.71 x 2.02)

Up & over door to front, power & lighting throughout.

Agents Note

The purchasers are hereby notified that an employee of Lex Allan Ltd is related to the owner of this property.



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.

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 be added to the overall cost of the property. We are not responsible for the referral fees that we

The same as the property. This is a referral fee. It is not added to the overall cost of the property. It is a fee that we receive from Infinity Financial Advice for recommending their services. It is not added to the conveyancing charges that would ordinarily be quoted.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

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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