



LexAllan

local knowledge exceptional service

2 Doctors Hill, Stourbridge, DY9 0YE

**** SUPERB LOCATION, SUPERB
ACCOMMODATION ****

This three bedroom family home has been well maintained by the current owners & offers tremendous amount of accommodation on offer. Being surrounded by local transport links & five star schooling option this truly is a must view. In brief the property comprises; porch, lounge, dining area, kitchen. To the first floor are three well sized bedrooms & bathroom. To the rear is a peaceful garden along with driveway to front & garage. Call today to arrange your viewing!



Approach

Driveway to front

Porch

Door off to lounge.

Lounge

17'2" x 9'10" (5.25 x 3.00)

Opening to the dining area, double glazed window to front, central heated radiator, door off to hall.

Dining Area

9'5" x 8'5" (2.89 x 2.57)

Patio doors opening into the garden, central heated radiator, door off to kitchen.



Kitchen

Variety of wall and base units, electric oven with four ring gas hob & extractor over, sink and drainer with mixer tap, plumbing for dishwasher, double glazed window to rear.

Hall

Stairs rising to first floor, door off to garage, under stairs storage.



Landing

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

Bedroom 1

13'8" x 11'3" (4.19 x 3.44)

Double glazed window to front, central heated radiator.

Bedroom 2

11'3" x 10'2" (3.45 x 3.10)

Double glazed window to rear, central heated radiator.

Bedroom 3

10'8" x 9'4" (3.27 x 2.87)

Double glazed window to front, central heated radiator.

Bathroom

Bath with shower over, wash hand basin, w,c, chrome heated towel rail, airing cupboard, double glazed window to rear.

Garage

16'4" x 8'7" (4.98 x 2.64)

Up & Over door to front, power and lighting throughout.

Garden

Peaceful garden with generous patio ideal for summer evenings spent with friends & family, steps lead down to tidy lawn area.

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 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 purchase. You should be aware that we receive a maximum referral fee of £250 inc VAT should you decide to proceed with the engagement of the surveyor in question. We are informed that surveyors 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.

Council Tax Band C



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|--|--|---|--|--|
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | | (92-100) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | 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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