



**LexAllan**

local knowledge exceptional service

76 Lea Vale Road, Norton, Stourbridge, West Midlands, DY8  
2AZ

**\*\* PRIME BUNGLAOW ON A SOUGHT AFTER ADDRESS \*\***

This charming two bedroom detached bungalow has been well maintained and refreshed by the current owner to create turn key ready accommodation. Offering spacious accommodation throughout and being offered with no upward chain, this truly is a must view. The property itself comprises of driveway to front, entrance hall, kitchen, lounge, two double bedrooms, family bathroom along with a conservatory. To the rear is a private rear garden along with an outside store and garage to side. Viewings are available immediately so call us today to arrange your viewing!

### Approach

Gravelled driveway providing off road parking for multiple vehicles, neat and tidy lawn to front.

### Porch

Access leading to the entrance hall

### Entrance Hall

Bright and airy hall with doors radiating off to all accommodation, central heated radiator, loft access with drop down ladder.

### Lounge

18'5" x 11'1" (5.63 x 3.40)

Gas fire place with surround, double glazed bow bay window to front, two central heated radiators.

### Kitchen

10'4" x 9'5" (3.17 x 2.89)

Variety of wall and base units, double electric oven, electric hob with extractor above, stainless steel sink and drainer, plumbing for washing machine, tiled flooring, patio doors allow access to the conservatory, spot lights, central heated radiator.

### Bedroom 1

14'0" x 9'2" min (4.27 x 2.81 min)

Fitted wardrobes spanning the length of the room, double glazed window to rear, central heated radiator, central heated radiator.



### Bedroom 2

10'5" x 9'6" (3.19 x 2.90)

Double glazed window to side, central heated radiator.

### Bathroom

Free standing bath with mixer tap, shower cubicle, wash hand basin, w.c, central heated towel rail, double glazed window to side, floor to ceiling tiles.

### Conservatory

11'10" x 9'10" (3.62 x 3.01 )

French doors allow access to the garden, power throughout.

### Rear Garden

A private and peaceful garden that offers a charming patio area perfect for summer evenings spent with friends and family, a generous lawn area with a border of mature shrubs, access to the garage and storage room, gated access allows to the front.

### The Location

Lea Vale Road is situated close to a number of local schools and amenities such as the nearby Oldswinford Church of England Primary School, as well as Oldswinford Hospital and Rudolf Steiner Elmfield school. Oldswinford itself supports first class shops and services and Stourbridge Junction Railway Station is only a stone's throw away. The area provides an ideal base for those working in Stourbridge, as well as the Black Country, Birmingham, North Worcestershire and the West Midlands, whilst the M5 motorway network can be approached from nearby Halesowen or Bromsgrove.



## 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.

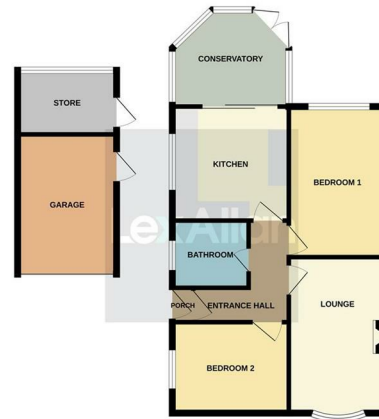
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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

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.

GROUND FLOOR



While every effort has been made to ensure the accuracy of the Diagrams contained herein, Lex Allan, Agents, cannot be held liable for any inaccuracy or discrepancy which may be apparent on inspection. The Diagrams, Impressions and Measurements are for information only and should not be relied upon for any purpose other than that for which they are intended. The Diagrams, Impressions and Measurements are not to scale and are not to be used for any purpose other than that for which they are intended. Lex Allan and its Agents accept no liability for any loss or damage arising from the use of the Diagrams, Impressions and Measurements.



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