



LexAllan

local knowledge exceptional service

8 Croftwood Road, Stourbridge, DY9 7EU

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

This extended detached family home has been well maintained and offers tremendous amount of accommodation throughout. Having been a loving family home for over 40 years this truly is now ready for its next chapter. In brief the property comprises; entrance hall, lounge, kitchen/breakfast room, dining room, bedroom and house bathroom. To the first floor are three further bedrooms and house bathroom. To the rear is a peaceful garden with driveway and detached garage. Call today to arrange your viewing. Croftwood is also being offered with NO UPWARD CHAIN.

Approach

Tidy lawn to front with block paved driveway providing off road parking.

Entrance Hall

Spacious hall with doors radiating off, stairs rising to first floor, central heated radiator, airing cupboard.

Lounge

23'11" x 12'5" (7.31 x 3.80)

Centred gas fire with surround, double doors open into the garden, doors off to kitchen & dining room, two double glazed windows to rear, two central heated radiators.

Kitchen/Breakfast Room

14'11" x 11'11" (4.57 x 3.64)

Variety of wall and base units, double electric oven, electric hob, sink and drainer, plumbing for washing machine, double glazed window to side & rear elevation along with door access to side, central heated radiator, tiled flooring throughout.

Dining Room

14'1" x 10'8" (4.31 x 3.26)

Double doors open from lounge to allow access, double glazed window to front, central heated radiator.

Bathroom

Bath with shower over, wash hand basin, w.c, double glazed window to side, central heated radiator, tiled flooring.



Bedroom 1
10'11" x 10'4" (3.34 x 3.17)

Ample fitted wardrobes, double glazed window to front, central heated radiator.

Landing

Bright & airy landing with doors off to all first floor accommodation, double glazed window to side.

Bedroom 2
14'0" x 11'1" (4.27 x 3.39)

Built in wardrobes, double glazed windows to either side, central heated radiator.

Bathroom

Bath with shower over, wash hand basin, w.c, double glazed window to side, central heated radiator.

Bedroom 3
12'9" x 7'7" (3.89 x 2.32)

Airing cupboard, double glazed window to side, central heated radiator.

Bedroom 4
12'0" x 7'0" (3.67 x 2.14)

Fitted wardrobes, double glazed window to rear.

Garden

Private & peaceful garden with generous block paved patio area, generous lawn along with secure side access.

Garage
16'2" x 8'0" (4.93 x 2.46)

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

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 £30 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 requirements. You should be aware that we receive a referral fee of £200 per case from them 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.

Council Tax Band

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) 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					
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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