



LexAllan

local knowledge exceptional service

20 Romsley Road, Stourbridge, West Midlands, DY9 7NW

** SUPER BUNGALOW ON ROMSLEY ROAD **

Having been modernised inside and out by the current owners this charming three bedroom semi detached bungalow offers turn key ready accommodation. Inside and out is spacious accommodation and being surrounded by local amenities and transport links this truly is not one to miss. The property comprises of entrance hall, lounge, kitchen, and diner, three well sized bedrooms along with a modern shower room. To the rear is a private and peaceful garden while to the front is ample off road parking and access to the garage. Viewings are highly recommended so call us today on 01384 442464.

Approach

Resin Bond driveway providing ample off road parking for multiple vehicles.

Entrance Hall

A spacious and bright hall with doors off to all accommodation, French doors leading to a courtyard, central heating radiator.

Lounge

20'2" x 10'2" (6.17 x 3.10)

Patio door giving access to the garden, opening to kitchen, two central heated radiators.

Kitchen

9'9" x 7'1" (2.99 x 2.17)

A variety of wall and base units, integrated 'Bosch' double oven, ceramic hob with extractor above, integrated under counter fridge, dishwasher, inset Belfast style sink, double glazed window to rear, access to dining room.

Dining Room

11'5" x 10'6" (3.49 x 3.22)

Patio door allowing access to the garden, door access to courtyard garden, central heated radiator. Currently being used as a bedroom.



Bedroom 1

13'8" x 9'1" (4.19 x 2.79)

Double glazed bay window to front, central heated radiator.

Bedroom 2

10'8" x 7'11" (3.27 x 2.43)

Double glazed window to front, central heated radiator.

Bedroom 3

11'8" x 6'9" max (3.58 x 2.06 max)

Double glazed window to front, central heated radiator.

Shower Room

Shower room, wash hand basin, w.c vanity, central heated radiator, double glazed window to side.

Courtyard Garden

Access to garage and dining room.

Rear Garden

A private and peaceful garden that offers two generous patio areas with beds of mature shrubs and flowers throughout.

Garage

18'2" x 8'1" (5.55 x 2.47)

Electric roller shutter door to front, power and lighting throughout, plumbing for washing machine.

The Location

Perfectly situated for access to Stourbridge as well as having open green space nearby, Romsley Road creates the perfect base for those commuting within the Black Country or wishing to take advantage of public transport from the Stourbridge hub which includes the shuttle train to Stourbridge Junction. Buses run from Birmingham Road and the Midlands motorway is easily accessed via the M5 from Halesowen.



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 C

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.

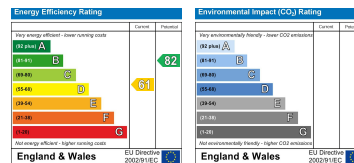
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide 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 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 description contained herein, measurements of fixtures, fittings, fixtures and fittings are approximate and not guaranteed. It is for your information only. The plan is for information purposes only and should not be used as a basis for any financial decisions. The plan is for information purposes only and should not be used as a basis for any financial decisions. The plan is for information purposes only and should not be used as a basis for any financial decisions. It is for your information only. The plan is for information purposes only and should not be used as a basis for any financial decisions.



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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