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local knowledge exceptional service

64 Heath Farm Road, Norton, Stourbridge, West Midlands, DY8
3BY

Available to Norton is this detached family home that is offered with NO UPWARD CHAIN. Situated on a large plot and spacious accommodation throughout this truly is a must view. In brief the property comprises, spacious entrance hall, lounge/diner, sitting room, kitchen and w.c. To the first floor are three double bedrooms along with a family bathroom. Outside is a private rear garden along with ample off road parking to front with access to the garage. Viewings are highly recommended to appreciate the accommodation and the potential Heath Farm has!

Approach

Gravelled driveway to front providing ample off road parking.

Entrance Hall

Spacious hall with doors radiating off to all ground floor accommodation, stairs rising to first floor, central heated radiator.

Lounge/Diner

19'6" x 11'0" (5.95 x 3.37)

Patio doors to the rear, two central heated radiators, double glazed window to side.

Sitting Room

12'4" x 11'5" (3.76 x 3.48)

Double glazed window to front and side, central heated radiator.

Kitchen

9'10" x 8'1" (3.02 x 2.47)

Variety of wall and base units, double electric oven, electric hob with extractor above, sink and drainer, access to side passage, central heated radiator, tiled flooring.

W.C

Wash hand basin, w.c, double glazed window to side, central heated radiator.

Landing

Bright and spacious landing with doors radiating off, double glazed window to side.



Bedroom 1

11'11" x 10'6" (3.64 x 3.22)

Fitted wardrobes, double glazed window to front, central heated radiator.

Bedroom 2

10'4" x 10'2" (3.17 x 3.10)

Fitted wardrobes, double glazed window to rear, central heated radiator.

Bedroom 3

9'7" x 8'5" (2.94 x 2.59)

Fitted wardrobes, double glazed window to front, central heated radiator.

Bathroom

Bath with shower over, wash hand basin, W.C, bidet, central heated radiator, large storage cupboard, two double glazed windows to rear.

Garage

Up and over door to front, power and lighting throughout, access to the rear garden

Rear Garden

A private and peaceful rear garden with generous patio area, lawn with a border of mature shrubs, large outhouse, side access to the front.

The Location

Norton lies on the southern semi rural borders of Stourbridge and is ideally situated for easy commuting to most commercial centres within the West Midlands, north Worcestershire, the Black Country and Birmingham. Kidderminster and Worcester are easily within reach with the Midlands motorway network being accessed via the M5 from Halesowen or Bromsgrove. Stourbridge Junction railway station is approximately a mile and a half away and offers direct trains to Birmingham, Worcester and London. Excellent primary schools and Mary Stevens park are within walking distance. This southern side of Stourbridge extends seamlessly into beautiful Worcestershire countryside and offers a myriad of bridle ways, footpaths and beautiful villages to explore.



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 E

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

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
63	78	C	B

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Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, doors and other items are approximate and the responsibility is taken for any error or omission of the document. This plan is for illustrative purposes only and should not be relied on as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over the years. Made with Metreplan C003



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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.