



**LexAllan**

local knowledge exceptional service

107 The Broadway, Norton, Stourbridge, West Midlands, DY8 3HY

With NO UPWARD CHAIN this three bedroom semi detached boasts great potential to be a sought after family home given the great location near to schools, countryside walks and other amenities. The property itself comprises of fore garden and driveway, porch, entrance hall, lounge, dining room, kitchen, utility, garage and downstairs w.c. To the first floor are three bedrooms and house bathroom. Finally a spacious garden to the rear. For further information or to arrange your viewing contact the office on 01384 442464.

#### Approach

Tarmac drive offering parking for a number of cars, flower beds with plants and shrubs, and slab pathways

#### Porch

Double glazed doors to front and tiled flooring

#### Entrance Hall

Door and window to front, central heating radiator, cupboard off, and stairs rising to first floor accommodation

#### Lounge

11'9" x 11'1" (3.6 x 3.4)

Double glazed bay window to front and central heating radiator

#### Dining Room

11'9" x 11'5" (3.6 x 3.5)

Double glazed window and door to rear

#### Kitchen

6'2" x 8'10" (1.9 x 2.7)

Double glazed window to side, range of wall and base units with work surface over incorporating sink, and tiled splash backs

#### Utility

5'10" x 5'2" (1.8 x 1.6)

Door to rear and tiled walls

#### Wc

W.c, window to side and tiled walls

#### Landing

Double glazed window to side, access to loft and doors radiating off to:

#### Bedroom One

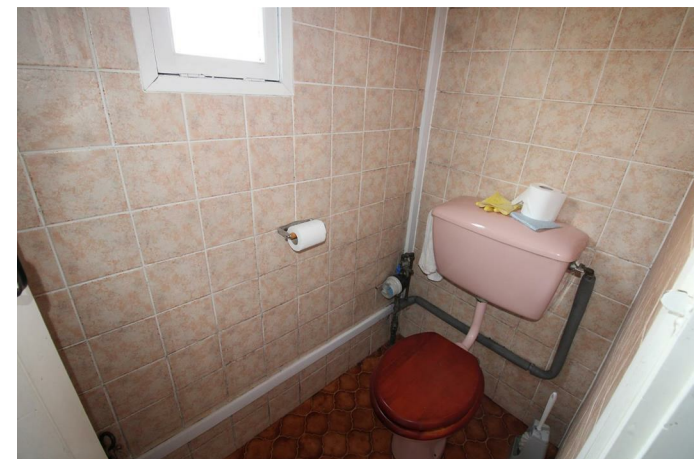
11'9" x 11'1" (3.6 x 3.4)

Double glazed bay window to front and central heating radiator

#### Bedroom Two

12'1" x 11'1" (3.7 x 3.4)

Double glazed window to rear and central heating radiator



### Bedroom Three

6'6" x 8' 10" (2.0x2.7)

Double glazed window to front and central heating radiator

### Bathroom

Bath, double glazed window to rear, w,c, wash hand basin, tiled splash backs and cupboard

### Garage

7'6" x 16'4" (2.3x5.0)

Up and over door to front and door to rear

### Rear Garden

Block paved patio, slab areas, flower beds with plants and shrubs, and all with fencing to enclose

### Location

The Broadway offers an immense range of amenities with a parade of day to day shops, the excellent Gigmill Primary School, regular public transport services and plenty of nearby open spaces including Swan Pool Park. Wollaston village is around half an mile distant with more comprehensive amenities in Stourbridge Town around a mile away and the commercial centres of the Black Country and Birmingham are easily accessed via excellent road networks. The motorway network is accessed by the M5 from Halesowen or Bromsgrove and railway services run from Stourbridge Junction around a mile and a half away. Beautiful countryside runs to the south and west from the southern end of The Broadway including numerous quiet lanes and bridleways.

### 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.



GROUND FLOOR  
594 sq.ft. (55.1 sq.m.) approx.

1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
Energy efficient - lower energy costs	Energy efficient - lower energy costs	Low environmental impact - lower CO <sub>2</sub> emissions	Low environmental impact - lower CO <sub>2</sub> emissions
<b>A</b>	<b>B</b>	<b>A</b>	<b>B</b>
<b>B</b>	<b>C</b>	<b>B</b>	<b>C</b>
<b>C</b>	<b>D</b>	<b>C</b>	<b>D</b>
<b>D</b>	<b>E</b>	<b>D</b>	<b>E</b>
<b>E</b>	<b>F</b>	<b>E</b>	<b>F</b>
<b>F</b>	<b>G</b>	<b>F</b>	<b>G</b>
Energy efficient - higher energy costs	Energy efficient - higher energy costs	High environmental impact - higher CO <sub>2</sub> emissions	High environmental impact - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	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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