



LexAllan

local knowledge exceptional service

49 Lightwoods Road, Stourbridge, DY9 0TR

A classic Mucklow detached family home offering bright and spacious extended accommodation at this best of addresses. Ideally suited to family occupation, generous living rooms are complemented by three large double bedrooms, the third being of an L-shaped type that many other owners have incorporated an ensuite shower room within the design given that it backs onto the bathroom. With the added benefit of both garaging and a car port to the opposite side of the property with additional parking, a large south facing garden sits to the rear and this well presented home has much to commend it.

A sliding door leads to a porch and in turn to the reception hall with downstairs storage off. A generous front dining room has a square UPVC double glazed bay window and the extended lounge sits to the rear with a gas fire set in a marble hearth with an attractive surround and twin UPVC double glazed french doors open direct to south facing rear garden. A kitchen by Aristocraft offers a comprehensive range of base and wall mounted storage together with graphite finish working surfaces including a breakfast bar. Fitted appliances include a double oven, four ring gas hob and extractor hood as well as integrated fridge and freezer. A UPVC double glazed door opens direct to the rear gardens.

On the first floor a spacious landing offers the space for a study area and off which are three exceptional double bedrooms. Bedroom one has a comprehensive range of full height wardrobe storage whilst bedroom two to the rear also has fitted bedroom furniture including wardrobes, low level storage and dressing table. Attractive outlooks across gardens stretch toward Wychbury Hill. Bedroom three is a large L-shape design that offers the potential to provide an ensuite shower room given it lies back to back with the house bathroom that once again offers a large space fully tiled and with a shower over the bath.

For further information or to arrange your viewing contact the office.

Driveway

Entrance Hall

Lounge

11'5" x 19'4" (3.5 x 5.9)

Dining Room

11'5" x 10'9" (3.5 x 3.3)

Kitchen

14'1" x 6'10" (4.3 x 2.1)

Landing

Bedroom One

10'9" x 11'5" (3.3 x 3.5)



Bedroom Two
10' 9" x 9' 6" (3.3 x 2.9)

Bedroom Three
7' 10" min 14' 1" max x 14' 1" (2.4 min 4.3 max x 4.3)

Bathroom
7' 10" x 6' 6" (2.4 x 2.0)

Garage
17' 8" x 7' 10" (5.4 x 2.4)

South facing rear garden

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 £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.

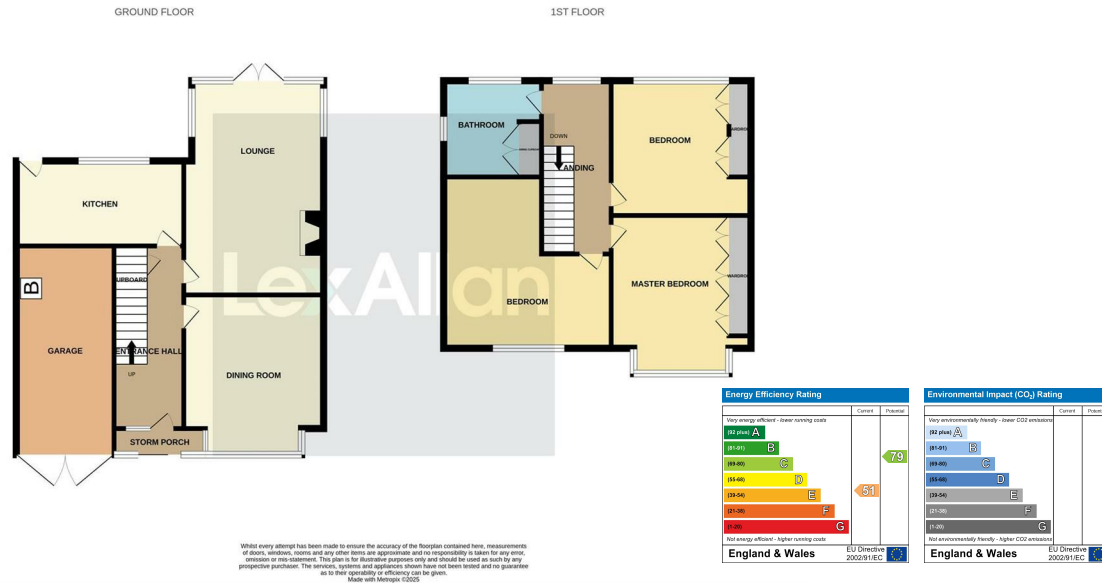
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay 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.

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





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.

The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

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