



**LexAllan**

local knowledge exceptional service

59 Penzer Street, Kingswinford, West Midlands, DY6 7AB

## \*\* THE TRUE WOW FACTOR IN KINGSWINFORD \*\*

The current owners have done a tremendous job in modernising the property inside and out. This truly is the definition of turn key ready accommodation. Nestled within the heart of Kingswinford you are surrounded with superb local amenities along with multiple schooling options. The property offers electric gates to front with a block paved driveway, porch, welcoming reception hall, lounge, kitchen, dining/family room, utility, two double bedroom and family shower room. To the first floor is the master that offers en-suite and walk in wardrobe, a further bedroom can be found to the front. Outside is landscaped garden that has the WOW factor along with a separate office/hobby room to the front. We highly recommend viewings to appreciate the accommodation on offer.

### Approach

Electric gated block paved driveway to front.

### Reception Hall

Spacious and bright hall with doors radiating off, stairs rising to first floor, under stair storage, tiled flooring, central heated radiator.

### Lounge

13'10" x 11'10"

Inset gas fire place that is remote controlled, double glazed window to front, central heated radiator.

### Kitchen

15'7" x 9'10"

Variety of wall and base units, electric oven with microwave above, Belfast style sink with boiling water tap, space for American style fridge/freezer, integrated dishwasher, Quartz breakfast bar with five ring gas hob and extractor above, plinth heater, tiled flooring, spot lights, opening to dining/family room, double glazed window to side.

### Family/Dining Room

30'2" x 8'7"

A superb open planned family room with Bi-folds to the garden, French doors to the courtyard, tiled under floor heating, spot lights, two floor to ceiling windows to side, access to the utility, spot lights.

### Utility

Inset stainless steel sink and drainer, wall units, plumbing for washer and dryer, spot lights.



### Shower Room

Large walk sink shower, wash hand basin, WC, tiled flooring, spot lights, double glazed window to side, central heated radiator.

### Bedroom 2

12'0" x 10'0"

Double glazed window to front, central heated radiator, spot lights.

### Bedroom 3

10'11" x 10'10"

Large storage cupboard, double glazed window to side, central heated radiator, spot lights.

### Landing

Doors radiating off to all first floor accommodation, Velux style skylight.

### Master Bedroom

22'11" x 13'2"

Five Velux style sky lights, opening to walk in wardrobe and en-suite, central heated radiator.

### En-Suite

Walk in shower, wash hand basin with storage draw under, vanity mirror, central heated towel rail, W.C, Velux style sky light.

### Bedroom 4/Study

12'4" x 6'6"

Velux style sky light to front, opening to wash hand basin and W.C.

### Home Office/Hobby Room

16'7" x 7'1"

Access via the front of the property is this spacious room that can offer multiple uses,, it offers central heated radiator, spot lights. The room also offers a w.c along with a wash hand basin. Door access can be found to the courtyard to the rear.

### Rear Garden

A private and tranquil landscaped garden that offers a large decked patio area with wooden framed pergola over, generous artificial lawn can be found to the centre of the garden. This truly is the perfect for those summer evenings spent with friends and family.





## The Location

Located in the heart of Kingswinford Village with its wide range of shops, pubs & eateries and excellent local public transport links provided via bus. There are a range of outstanding schools nearby catering for all age groups, and the beautiful King George V Park is perfect for the family. The property would serve as an ideal base for those commuting to nearby commercial centres in Stourbridge itself, or further afield to Wolverhampton, the Black Country and Worcestershire.

## Council Tax Band E

## 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.

In order to comply with Money Laundering Regulations, from June 2017, 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. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

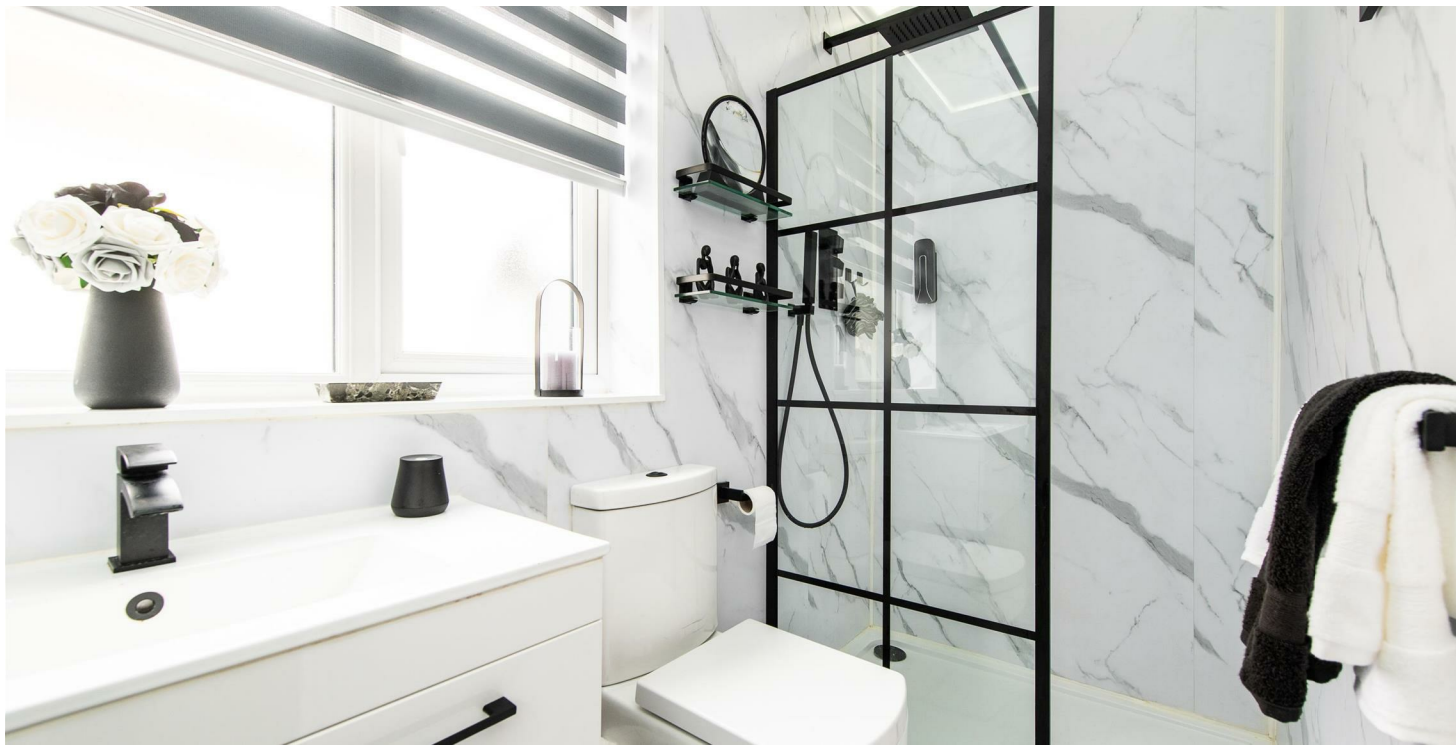
## Referral Fees.

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 £175 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 Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee of £120. 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.





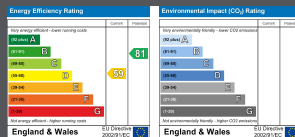
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency on the ground.  
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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.



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