



LexAllan

local knowledge exceptional service

18 Whittington Road, Norton, Stourbridge, West Midlands, DY8
3DB

** CHARMING SEMI WITH NO UPWARD CHAIN **

This three bedroom semi detached family home is now ready for its next chapter. Offering family friendly accommodation throughout, this is perfect for those looking to upsize into a substantial semi detached. In brief the property comprises; Entrance hall, extended lounge, dining room, kitchen, utility, downstairs shower room. To the first floor are three bedrooms along with the family bathroom, stairs rise to the large loft space. To the rear is a private garden, off road parking and garage can be found to the front. Viewings are highly recommended to appreciate the accommodation on offer.

Approach

Block paved driveway with a border of mature shrubs to front.

Entrance Hall

Access via a storm porch welcomes you into this bright and spacious hall with doors radiating off, central heated radiator, wall mounted side lights, large under stair storage cupboard.

Lounge

22'11" x 10'9" (7.00 x 3.30)

French doors opening to the garden, gas fire place with surround, two central heated radiators, wall mounted side lights.

Dining Room

11'9" x 10'10" (3.60 x 3.32)

Double doors from the hall allow access, double glazed bay window to front, central heated radiator.

Kitchen

19'0" x 7'4" (5.81 x 2.26)

Variety of wall and base units, gas oven with hob and extractor above, plumbing for dishwasher, dual stainless steel sink and drainer, double glazed window to rear, door access leading to the utility, central heated radiator.

Utility Room

11'1" x 7'4" (3.4 x 2.26)

Work surface with plumbing for washing machine and tumble dryer under, access to garage and rear garden with shower room off.



Shower Room

Shower cubicle, wash hand basin, W.C.

Landing

Bright and airy landing offering access to all first floor accommodation, double glazed window to side.

Bedroom 1

10'11" x 9'11" (3.33 x 3.04)

Double glazed bay window to front with 'bumped out' bay seating, fitted wardrobes, central heated radiator.

Bedroom 2

9'11" x 9'2" (3.03 x 2.80)

Double glazed window to rear, large storage cupboard, central heated radiator.

Bedroom 3

7'6" x 6'4" (2.30 x 1.95)

Double glazed window to front, central heated radiator.

Bathroom

Shower cubicle, corner bath, wash hand basin, w.c, central heated radiator, double glazed window to rear.

Loft Room

12'3" x 11'9" (3.74 x 3.59)

Velux style sky light, central heated radiator, storage into the eaves.

Garden

A private and rear garden with a generous patio area that leads to a neat and tidy lawn with borders of mature shrubs and plants.

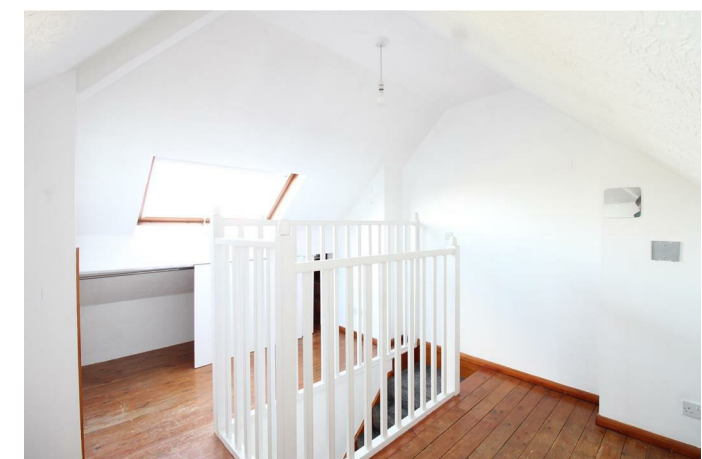
Garage

12'11" x 7'6" (3.94 x 2.29)

Up and over door to front, power and lighting throughout, access leading to the utility.

The Location

Whittington Road is close to a multitude of amenities including a good range of shops, school and passing buses, as well as close walking distance of Mary Stevens Park. A great base for those commuting to nearby commercial centres in and around Stourbridge and the Black Country, the Midland motorway network is accessible via the M5 at Halesowen and railway services run from Stourbridge junction.



Council Tax Band C

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.

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.

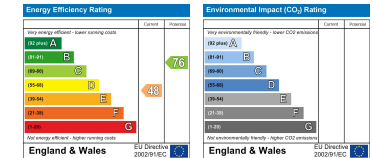
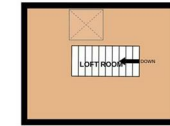
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide 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

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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.



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. Made with Merge3 ©2023



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