



LexAllan

local knowledge exceptional service

6 Six Ashes Road, Bobbington, Stourbridge, DY7 5DD

***** FANTASTIC POTENTIAL IN SEMI RURAL LOCATION *****

This well positioned detached home offers a family friendly layout with the added advantage of a driveway, double garage and no upward chain. Although in need on modernisation, the property provides a value added opportunity for those looking to move into this delightful Bobbington location. Accessed via a welcoming entrance hall with downstairs WC off, the lovely lounge sits to the front with dining room off and the conservatory and kitchen are located to the rear. Upstairs has four bedrooms with ensuite off the master and a family bathroom completing the picture. A fabulous double garage can be accessed off the side passageway, a tidy garden to the rear and driveway providing off road parking to the front.

Approach

The approach is by way of driveway providing off road parking with lawn area to the side with mature shrubs leading you to the following accommodation.

Entrance Hall

Stairs rising to the first floor, downstairs WC off, doors radiating off to the living room and kitchen.

Downstairs WC

Low flush WC, wall mounted wash hand basin, double glazed window and central heated radiator.

Living Room

14' 8" x 12' 2" (4.48m x 3.73m)

Sliding patio door to the dining room, double glazed bay window and two central heated radiators.

Dining Room

11' 9" x 12' 5" (3.60m x 3.79m)

Sliding patio door to the conservatory and kitchen, central heated radiator.

Kitchen

14' 9" x 9' 8" (4.52m x 2.96m)

Inset stainless steel sink top with drainer built into rolled edge laminate work tops, range of wall and base units, built in oven, 4 ring electric hob, cooker hood, space for fridge freezer, plumbing for washing machine, wall tiles, breakfast bar with base units, door to side passage, double glazed window and central heated radiator.

Conservatory

Door to rear garden, double glazing and central heated radiator.

Landing

Loft hatch for access.

Bedroom One

12' 1" x 11' 10" (3.70m x 3.63m)

Fitted wardrobes, useful storage cupboard, shower room en suite off, double glazed window and central heated radiator.

Shower Room En Suite

Wash hand basin built into vanity unit, shower cubicle with shower fitting, low flush WC, heated towel rail and double glazed window.

Bedroom Two

11' 10" x 9' 1" (3.61m x 2.77m)

Fitted wardrobes, double glazed window and central heated radiator.



Bedroom Three

8' 10" x 6' 7" (2.71m x 2.01m)

Double glazed window and central heated radiator.

Bedroom Four

8' 10" x 5' 10" (2.71m x 1.80m)

Double glazed window and central heated radiator.

Bathroom

Panelled bath, pedestal wash hand basin, low flush WC, double glazed window and central heated radiator.

Shower Cubicle

Accessed off the landing, shower fitting and wall tiles.

Rear Garden

Paved patio area to the lawn area with mature shrubs and gated side access.

Garage

26' 9" x 15' 3" (8.16m x 4.65m)

Roller shutter door, light and power points, double glazed window and central heated radiator.

Council Tax Band F

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.

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.

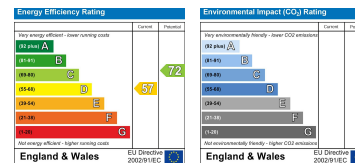
Money Laundering Regulations.

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.





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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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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