



LexAllan

local knowledge exceptional service

28 Dobbins Oak Road, Stourbridge, DY9 9HX

**** SUPERB ACCOMMODATION WITH COUNTRYSIDE VIEWS TO THE FRONT ****

This charming three bedroom mid terrace has been truly well maintained by the current owners to create a warm & welcoming family home. Benefiting from spacious accommodation, off road parking & local amenities, this truly is a must view. In brief the property comprises; reception hall, lounge, kitchen, conservatory/diner, three well sized bedrooms & shower room. To the rear is a peaceful garden along with block paved drive to front providing off road parking. Viewings are highly recommended to appreciate the accommodation on offer.



Approach

Block paved drive to front providing off road parking, steps lead down to give access to the property.

Reception Hall

A warm & welcoming hall with doors off to all ground floor accommodation, stairs rise to first floor, central heated radiator.

Lounge

19'11" x 11'2" (6.09 x 3.41)

Centred gas fire with surround, double glazed bay window to front, double doors lead to the conservatory/diner, two central heated radiators.



Kitchen

16'2" x 11'6" x 8'3" (4.94 x 3.52 x 2.53)

Variety of wall and base units, two gas ovens with seven ring gas burner & extractor above, sink and drainer, plumbing for washing machine & dishwasher, under stair storage, double glazed window to rear, door off to garden.



Landing

Spacious landing with doors off to all first floor accommodation, large airing cupboard.

Bedroom 1
11'6" x 11'3" (3.53 x 3.43)

Built in wardrobe, double glazed to front, central heated radiator.

Bedroom 2
14'0" x 8'3" (4.28 x 2.53)

Double glazed window to front, central heated radiator.

Bedroom 3
8'2" x 8'2" (2.50 x 2.49)

Double glazed window to rear, central heated radiator.

Shower Room

Large shower cubicle, wash hand basin, w.c, double glazed window to rear, central heated radiator.

Conservatory/Diner
12'1" x 9'10" (3.70 x 3.00)

Double doors open into the garden, central heated radiator.

Garden

A private & peaceful garden with generous slabbed patio, neat & tidy lawn giving access to a further decked area.

Council Tax Band B

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	87

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 £30 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.



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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