



LexAllan

local knowledge exceptional service

35 Junction Road, Stourbridge, West Midlands, DY8 1JU

'FANTASTIC FAMILY HOME'

With NO UPWARD CHAIN this three bedroom semi detached sits at a great location near to sought after local schools and other amenities. The property itself comprises of driveway, porch, entrance hall, two reception rooms, kitchen, conservatory and downstairs w.c. To the first floor are three bedrooms and house bathroom. Finally a spacious garden with outhouse. For further information or to arrange your viewing contact the office.

Approach

Gravel driveway offering parking for a number of cars, gated side access and all with fencing and hedging to enclose

Porch

Double glazed doors to front and tiled flooring

Entrance Hall

Door to front, stain glass windows, central heating radiator and stairs rising to first floor accommodation

Reception One

10'9" x 11'1" (3.3 x 3.4)

Double glazed bay window to front and central heating radiator

Reception Two

11'1" x 11'1" (3.4 x 3.4)

Double glazed doors to rear and central heating radiator

Kitchen

7'6" x 7'2" (2.3 x 2.2)

Double glazed window to rear, range of wall and base units with work surface over incorporating sink with mixer tap, integrated fridge, freezer, tiled splash backs, extractor hood and space and plumbing for washing machine

Conservatory

17'8" x 8'2" (5.4 x 2.5)

Double glazed windows and doors

Downstair w.c

Double glazed window to side, low level w,c and wash hand basin

Landing

Double glazed window to side, access to loft space and doors radiating to:

Bedroom One

10'9" x 10'9" (3.3 x 3.3)

Double glazed window to front and central heating radiator



Bedroom Two

11' 1" x 10' 9" (3.4 x 3.3)

Double glazed window to rear and central heating radiator

Bedroom Three

6' 6" x 6' 10" (2.0 x 2.1)

Double glazed window to front and central heating radiator

Bathroom

Double glazed window to rear, bath with mixer tap and shower over, low level w.c, wash hand basin with mixer tap, heated towel rail and tiled splash backs

Garden

Slab patio, lawns, slate chip seating area, beds with plants and shrubs, outbuilding, with fencing and hedging to enclose

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 C

Money Laundering Regulations.

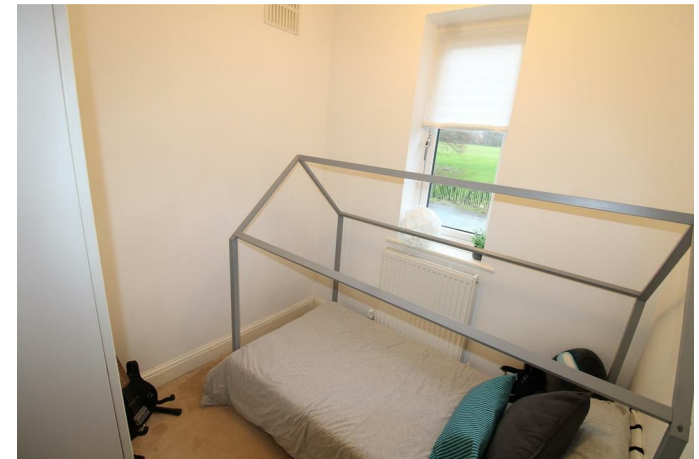
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof 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.

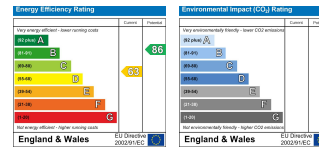
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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 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.





While every effort has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. They are for the purchaser's general guidance only and should be used as a guide only. The services, fixtures and fittings shown have been based on the information available to us at the time of writing. As to their availability or efficiency can be given. Mark and Morgan (2022)



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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