



**LexAllan**

local knowledge exceptional service

31 Swinford Road, Oldswinford, Stourbridge, West Midlands,  
DY8 2LQ

**\*\* SUBSTANTIAL FAMILY HOME IN THE HEART OF OLDSWINFORD \*\***

This four bedroom detached family home is now ready for its next custodian. Offering a family friendly layout along with being offered with NO UPWARD CHAIN, this truly is a must view. The property itself comprises of a large driveway, garage, entrance hall, lounge, dining room, kitchen with utility off, conservatory and downstairs w.c. To the first floor is the master bedroom with en-suite along with a further 3 bedroom and house bathroom. To the rear is a private rear garden that is perfect for summer evenings spent with friends and family.

**Approach**

Block paved driveway providing ample off road parking.

**Entrance Hall**

Spacious entrance hall with doors radiating off, stairs rising to first floor with under stair storage, central heated radiator.

**Lounge/Diner**

21'10" x 11'5" (6.66 x 3.50)

Bay window to front, gas fire place with brick surround, two central heated radiators, opening to dining room, patio door allowing access to the conservatory.

**Study**

10'2" x 7'3" (3.11 x 2.21)

Double glazed window to rear, central heated radiator, access to kitchen.

**Kitchen**

14'11" x 8'7" (4.56 x 2.63)

Variety of wall and base units, stainless steel sink and drainer, electric oven with hob, plumbing for dishwasher, window to rear and side elevation, opening to the utility.

**Utility**

6'6" x 4'11" (1.99 x 1.52)

Plumbing for washing machine, stainless steel sink, access to rear garden.

**W.C**

Wash hand basin, w.c, window to front.

**Landing**

Spacious landing with doors radiating off to all first floor accommodation.



**Bedroom 1**  
11'2" x 11'5" (3.42 x 3.50)

Fitted wardrobes, window to front, central heated radiator, access to en-suite.

**En-Suite**

Shower cubicle, wash hand basin, w.c, chrome heated radiator.

**Bedroom 2**  
10'7" x 11'5" (3.24 x 3.50)

Window to front, central heated radiator.

**Bedroom 3**  
10'3" x 10'5" (3.13 x 3.20)

Fitted wardrobes, central heated radiator, double glazed window to rear.

**Bedroom 4**  
10'10" x 8'3" (3.32 x 2.53)

Fitted wardrobes, double glazed window to rear, central heated radiator.

**Family Bathroom**  
6'3" x 7'0" (1.93 x 2.14)

Bath with shower over, wash hand basin, w.c, double glazed window to rear, central heated radiator.

**Conservatory**  
10'0" x 14'1" (3.07 x 4.31)

French doors allow access to the garden, power and lighting throughout.

**Rear Garden**

Generous patio area with a neat and tidy lawn.

**Double Garage**  
18'7" x 16'0" (5.67 x 4.88)

Up and over door to front, lighting and power throughout, door access to rear.

**The Location**

Situated in the very heart of Oldswinford, most of the village's excellent amenities are close to hand such as a wide range of shops, eateries and public transport including Stourbridge Junction train station just a few hundred yards distant. Mary Stevens park is a relatively short walk for the more active, and the area provides a perfect base for those travelling by car with the Midland motorway network accessible via the M5 from either Halesowen or Bromsgrove.



## 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 E

## 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.

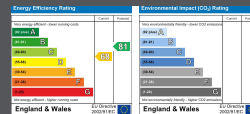
## Referral Fees.

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

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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.