



**LexAllan**

local knowledge exceptional service

102 Arundel Road, Wordsley, Stourbridge, West Midlands, DY8 5EJ

## \*\* PERFECT PROPERTY, PERFECT LOCATION \*\*

The current owners have done a magnificent job in creating a turn key ready family home. Arundel Road offers a family friendly layout throughout and has been tastefully modernised inside and out. In brief the property comprises; entrance hall, lounge, kitchen/diner, utility, study and downstairs w.c. To the first floor are three well sized bedrooms along with a modern family bathroom. A private garden can be found to the rear along with off road parking and garage to front. Viewings are highly recommended to appreciate the accommodation on offer.

### Approach

Tarmac driveway with decorative block paved border, composite door allows access to the entrance hall.

### Entrance Hall

Airy hall with door radiating off to lounge and w.c, stairs rise to first floor, central heated radiator.

### Lounge

Large double glazed window to front, opening to kitchen/diner, central heated radiator.

### Kitchen/Diner

Modern fitted kitchen offering a variety of wall and base units, inset sink and drainer, double electric oven, five ring gas hob with island hood extractor above, space for fridge/freezer, plumbing for dishwasher, spot lights, access to the utility. The dining area offers patio doors opening to the garden along with two central heated radiators.

### Utility

Worksurface with stainless steel sink and drainer, plumbing for washing machine, spot lights, door access to study and garden.

### Study

Power and lighting throughout, understair storage cupboard, door access to garage.

### W.C

Wash hand basin, w.c, tiled flooring, chrome central heated towel rail, spot lights.



### Landing

Spacious and bright landing with doors radiating off to all first floor accommodation, loft access with drop down ladder, double glazed window to side, glass banister with wood surround, airing cupboard.

### Bedroom 1

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

### Bedroom 2

Built in wardrobe, double glazed window to rear, central heated radiator.

### Bathroom

Bath with shower over, wash hand basin, w.c, double glazed window to rear, tiled flooring, chrome heated towel radiator, spot lights.

### Garage/Store

Power and lighting throughout, up and over door to front.

### Rear Garden

A private and peaceful garden that offers a tiled patio area perfect for summer evenings spent with friends and family along with a neat and tidy lawn.

### The Location

Wordsley enjoys a wealth of local shops, supermarkets and local amenities as well as good public transport links into Stourbridge town centre and further afield. Stourbridge town centre itself offers a wide range of shops, bars and restaurants, whilst the commuter is well served by both train and bus links. In addition, there are excellent road networks providing access to Halesowen, Dudley, Birmingham and Wolverhampton. There are a number of outstanding schools at both junior and senior levels, and highly regarded colleges providing further education provision.

### 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.

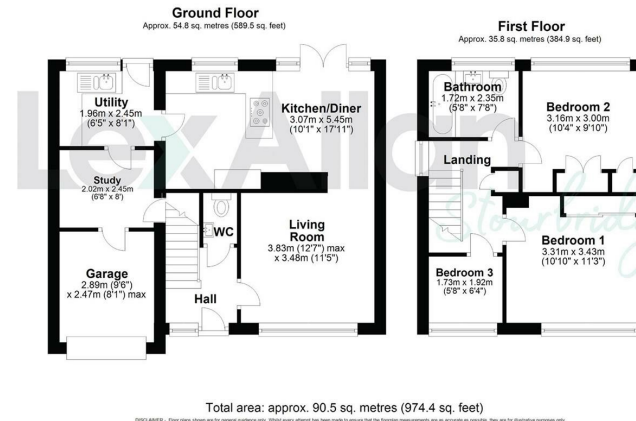
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof 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 you have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

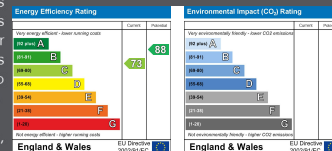
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their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



**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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