



**LexAllan**

local knowledge exceptional service

15 Cranbourne Road, Oldswinford, Stourbridge, West Midlands,  
DY8 1QZ

## 'Cracking family home on Cranbourne Road'

This four bedroom detached makes for a fantastic family home being spacious through and in a great location near to sought after schools and other amenities. The property itself comprises of a large driveway, entrance hall, lounge, kitchen, dining room, utility and cloakroom. To the first floor are four bedrooms and house bathroom, and to the rear an attractive garden. Contact the office to arrange your viewing.



### Approach

Tarmac Driveway offering parking for a number of cars, gravel beds with shrubs

### Entrance Hall

Double glazed windows and door, central heating radiator and stairs rising to first floor

### Lounge

22'3" x 12'5" (6.8 x 3.8)

Double glazed window to front, central heating radiator, double glazed door to rear and electric fire

### Kitchen

9'1" x 12'0" (2.77 x 3.66)

Double glazed window to rear, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated oven, heated towel rail and tiled splash backs

### Utility

7'3" x 5'11" (2.23 x 1.82)

Double glazed window and door to rear, base unit with work surface over, space and plumbing for washing machine, combi boiler, heated towel rail and tiled floor

### Dining Room

11'9" x 9'9" (3.6 x 2.98)

Double glazed door to rear and central heating radiator

### Cloakroom

Low level w.c., double glazed window to front, wash hand basin and heated towel rail

### Garage

17'10" x 9'9" (5.44 x 2.98)

Up and over door to front

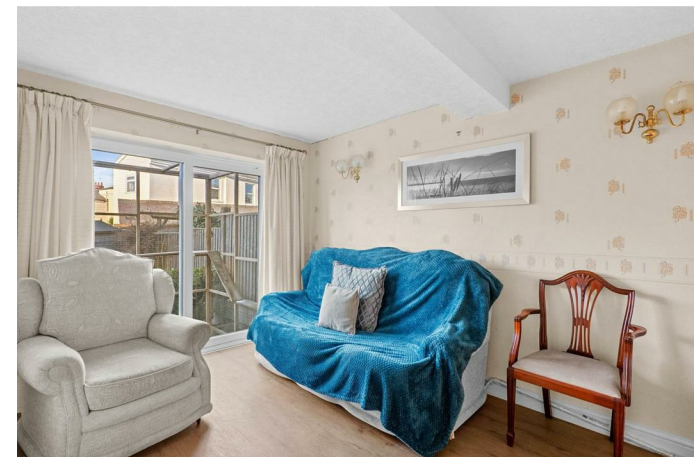
### Landing

Double glazed window to front, central heating radiator, access to loft space, cupboard off and doors radiating to:

### Bedroom One

9'11" x 14'6" (3.03 x 4.44)

Double glazed window to front, built in wardrobes and wash hand basin with storage below



#### Bedroom Two

12'0" x 9'11" (3.68 x 3.03)

Double glazed window to rear, central heating radiator and wash hand basin with storage below

#### Bedroom Three

8'10" x 9'8" (2.7 x 2.96)

Double glazed window to rear, central heating radiator and fitted wardrobes

#### Bedroom Four

8'10" x 8'0" (2.7 x 2.45)

Double glazed window to rear, central heating radiator and wash hand basin

#### Bathroom

9'11" x 6'5" (3.03 x 1.96)

Heated towel rail, low level w.c, bath with mixer tap, wash hand basin, shower, and tiled splash backs

#### Rear Garden

Slab patio, lawn, flower beds with plants and shrubs and all with fencing 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 D

#### Money Laundering Regulations.

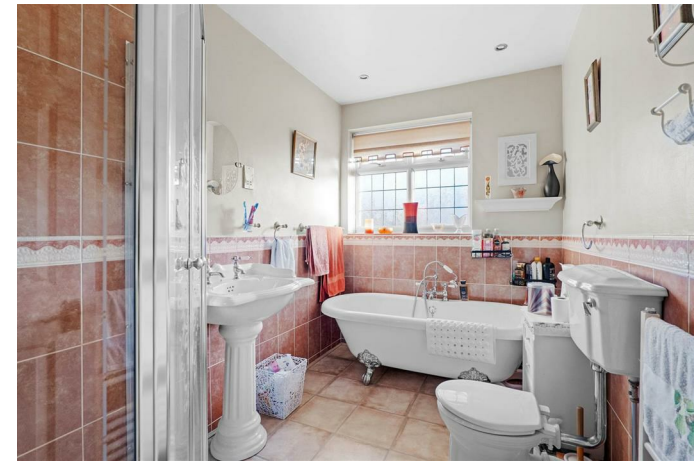
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof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

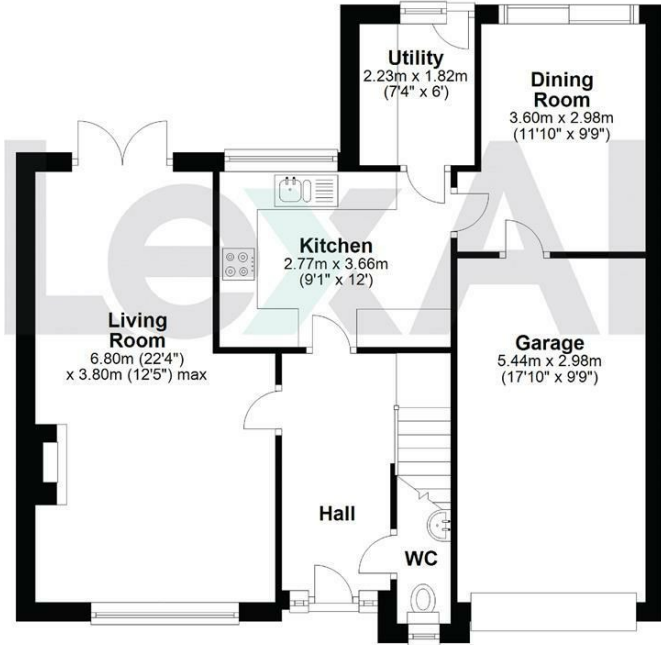
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would 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.





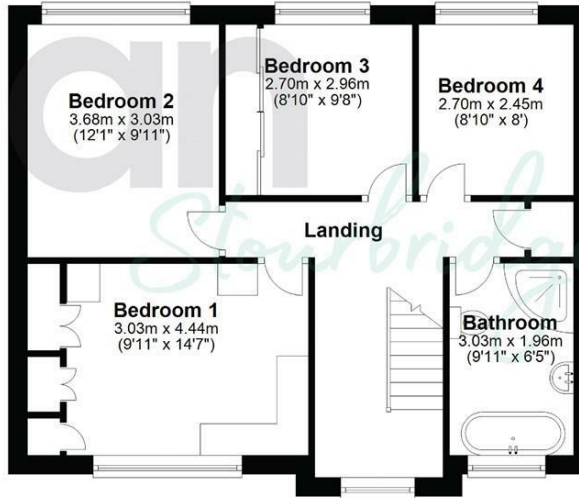
### Ground Floor

Approx. 76.1 sq. metres (819.0 sq. feet)



### First Floor

Approx. 59.4 sq. metres (639.4 sq. feet)



Total area: approx. 135.5 sq. metres (1458.4 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A			92-100	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
49-54	E			49-54	E		
45-48	F			45-48	F		
1-44	G			1-44	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



**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.

The Auction House, 87 - 88 St. Johns Road,  
Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

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