



**LexAllan**

local knowledge exceptional service

5 Medina Way, Kingswinford, Stourbridge, West Midlands, DY6 9DJ



' FANTASTIC FAMILY HOME WITH GREAT DEVELOPMENT POTENTIAL '

Sitting at the end of this highly sought after cul de sac is a rare opportunity to buy a spacious (blank canvas) family home with the added bonus of a large plot to the rear, side and front being prime for further development (subject to usual planning restrictions). With stunning far reaching views over the fields and NO UPWARD CHAIN the property is a must view.

Being in need of modernization and refurbishment through out, the property itself comprises of driveway, spacious entrance hall, three reception rooms, kitchen, conservatory and cloakroom. To the first floor are four double bedrooms and house bathroom. For further information or to arrange your viewing contact the office.

#### Approach

To the front of the property there is a tarmacadam driveway with lawn either side and gated side access

#### Entrance Hall

Double glazed window and door to front, cupboards off and stairs rising to first floor accommodation

#### Lounge

19' 8" x 10' 9" (6.0 x 3.3)

Feature fire place, double glazed window to side, and windows and door to rear conservatory

#### Conservatory

16' 4" x 7' 6" (5.0 x 2.3)

Windows and double doors opening into the garden

#### Living room

7' 10" x 18' 4" (2.4 x 5.6)

Double glazed windows to front and side

#### Dining Room

8' 10" x 11' 1" (2.7 x 3.4)

Double glazed window to front

#### Kitchen

8' 10" x 14' 1" (2.7 x 4.3)

Double glazed window to rear and side, double glazed door to rear, range of wall and base units with work surface over incorporating sink with mixer tap, space and plumbing for washing machine and tiled splash backs





#### Downstairs w.c

W,c, double glazed window to front, wash hand basin and tiled splash backs

#### Landing

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

#### Bedroom One

12'9" x 12'1" (3.9x3.7)

Double glazed window to front and cupboard off

#### Bedroom Two

10'9" x 12'1" (3.3x3.7)

Double glazed window to rear and cupboard off

#### Bedroom Three

12'9" x 9'2" (3.9x2.8)

Double glazed window to front and cupboard off

#### Bedroom Four

10'9" x 9'2" (3.3x2.8)

Double glazed window to rear and cupboard off

#### Bathroom

Double glazed window to rear, w,c, wash hand basin, bath with electric shower over and tiled splash backs

#### Gardens

Slab patio and pathways, lawn areas, flower beds with plants and shrubs, far reaching views over the fields, further lawn area to the front/side of the property and all with fencing and hedging to enclose

#### Money Laundering Regulations.

In order to comply with Money Laundering Regulations, from June 2017, 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. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

#### 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 £175 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 Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee of £120. 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.

#### 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 F





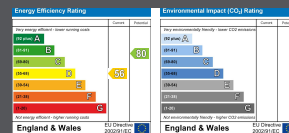


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for the guidance of prospective buyers only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
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**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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