



LexAllan

local knowledge exceptional service

Lyndon Prospect Hill, Stourbridge, West Midlands, DY8 1PN

** SUPERB FAMILY HOME, SUPERB LOCATION **

This charming extended three bedroom semi detached family home has been modernised inside and out. The current owners have done an excellent job in creating a family friendly layout but also offering turn key ready accommodation. The property briefly comprises of; entrance hall, lounge, open planned kitchen/diner/family room, w.c. To the first floor are three well sized bedrooms and modern fitted bathroom. Outside you will find a private and peaceful garden that is perfect for hosting along with ample off road parking to the front. Viewings are highly recommended to appreciate the accommodation on offer.

Approach

Gravelled driveway to front with block paved path and steps leading access to the property.

Entrance Hall

A warm and welcoming hall with doors radiating off, stairs rise to first floor, central heated radiator, under stair storage.

Lounge

Double glazed bay window to front, central heated radiator, wall lights.

Kitchen/Diner/Family Room

The heart of the home is this open planned sociable hub. The kitchen offers a variety of wall and base units, Belfast style sink, centred island with electric oven, induction hob with extractor above, space for breakfast stalls, tucked in around the corner is your plumbing for washing machine, dishwasher and tumble dryer, space for American style fridge/freezer, double glazed window to side, spot lights. Wooden flooring throughout with Bi-fold doors open onto the garden and large sky light allows the natural light to flood in, Central heated radiator.

W.C

W.C, wash hand basin.

Landing

Spacious landing with doors off to all first floor accommodation, double glazed window to side, loft access.

Bedroom 1

Double glazed window to front, central heated radiator.



Bedroom 2

Double glazed window to rear, central heated radiator.

Bedroom 3

Double glazed window to front, central heated radiator.

Bathroom

Free standing bath with centred taps, large walk in shower, pedestal wash hand basin, w.c, tiled flooring, double glazed window to rear, central heated radiator, spot lights.

Rear Garden

A true asset to Prospect Hill is this private and peaceful rear garden that offers a generous patio area with a border of integrated lighting that is perfect for those summer evenings spent with friends and family, to the rear is an extensive lawn area. Gated access allows access to the side.

The Location

This impressive home lies at this immensely convenient location just a short walking distance from Mary Stevens Park and Stourbridge Town Centre being within reach of numerous local amenities. Excellent schools lie nearby including Greenfield Primary, St Joseph's Catholic Primary, Oldswinford Hospital school and the Rudolf Steiner Elmfield school in Oldswinford. Regular public transport services run along Worcester Street, although the town centre transport hub has both bus and train links. Excellent road links ensure easy access to nearby commercial centres in and around Stourbridge, the Black Country and Birmingham and the motorway network is accessible via the M5 from Halesowen or Bromsgrove.

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.

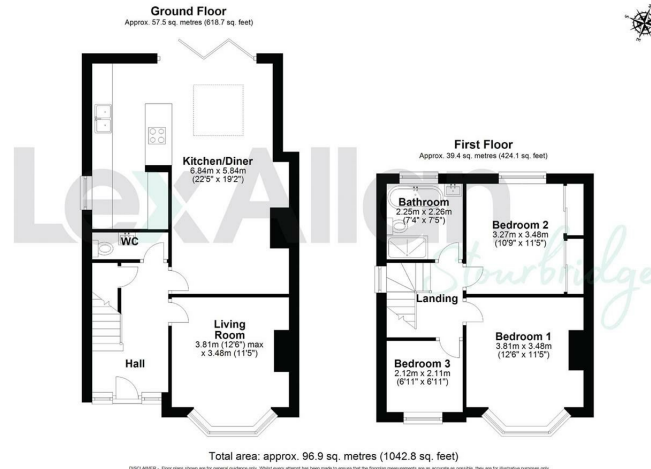
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide 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 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 please contact us on 01384 379450.

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.



Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
Band	Score	Current	Target	Band	Score	Current	Target
A	92	84	84	A	23	23	23
B	81	84	84	B	17	17	17
C	69	84	84	C	10	10	10
D	55	84	84	D	7	7	7
E	39	84	84	E	3	3	3
F	15	84	84	F	1	1	1
G	1	84	84	G	0	0	0

For more information, please contact Lex Allan on 01384 379450.

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