



**LexAllan**

local knowledge exceptional service

14 Elmwood Road, Wordsley, Stourbridge, West Midlands, DY8 5JL



## 'WOW WHAT A VIEW!'

Beautifully nestled towards the top of this quiet residential address sits this impressively extended and modernized three bedroom semi detached with a real WOW factor thanks to the stunning views for miles around from the back of the home. The property itself comprises of driveway to front, entrance hall, lounge, spacious and light kitchen/diner and conservatory. To the first floor the two story extension gives three double bedrooms all with fitted wardrobes, as well as spacious bathroom and ensuite. To the rear a two tiered garden makes for a fantastic entertaining space thanks to the top seating area with more stunning views, as well as the summerhouse equipped with electrics being ideal for a home bar or home office. For further information or to arrange your viewing contact the office.

### Approach

Tarmac drive to front, slab steps down, lawn and bedding

### Entrance Hall

Double glazed door to front, double glazed window to side, central heating radiator and tiled floor

### Lounge

Double glazed window to front with integrated blinds, feature fire place and central heating radiator

### Kitchen/Diner

Double glazed windows to front and rear, door to rear, skylights, range of wall and base units with work surface over incorporating sink with mixer tap, rangemaster gas hob and oven, extractor hood over, heated tiled flooring, inset spotlights, tiled splash backs, integrated dishwasher, and cupboard off

### Conservatory

Double glazed windows with built in blinds

### Landing

Double glazed window to side, spotlights and cupboard off

### Bedroom One

Double glazed window to rear with far reaching views, built in wardrobes and central heating radiator

### Ensuite

Spa bath with mixer tap, low level w.c, central heating radiator, tiled under floor heating, tiled splash backs, wash hand basin with mixer tap and storage below and to side, skylight and extractor fan

### Bedroom Two

Double glazed window to rear with far reaching views, built in wardrobe and access to loft space





### Bedroom Three

Double glazed window to front, central heating radiator and built in wardrobe

### Bathroom

Shower with duel points including inset rainfall head, low level w.c, central heating radiator with towel rail, inset spotlights, extractor fan, double glazed window to front, wash hand basin with mixer tap and storage below, tiled under floor heating and tiled splash backs

### Rear Garden

Slab patio with far reaching views, wooden sleeper steps down to further patio area and lawn, flower beds with various plants and shrubs, and fencing with climbers to enclose

### Summerhouse

Windows and door to front and equipped with power points and lighting

### 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 C

### 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.

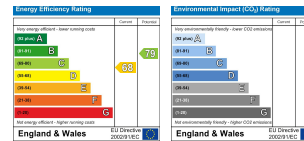






ELMWOOD RD DY8 5JL

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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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