LexAllan

local knowledge **exceptional service**

8 Shenstone Avenue, Stourbridge, DY8 3EU

** PRIME ADDRESS NESTLED WITHIN NORTON **
This four bedroom semi detached family home has been well maintained by the current owners & offer spacious accommodation throughout. Ideal for those looking to upsize or make the step onto the property ladder. Situated on a well known address in Norton you are surrounded by superb amenities, transport links & schooling options for all ages.

In brief the property comprises, entrance hall, lounge, kitchen/diner, bathroom, four well sized bedrooms & separate w.c. To the rear is an outdoor store, utility along with a peaceful garden. Off road parking can be found to the front, call us today to arrange your viewing.

Approach
Off road parking to the front.

Entrance Hall
Doors off to all ground floor accommodation, central heated radiator, stairs rise to first floor, under stair storage.

Lounge
13′1″ x 11′9″ (4.01 x 3.60)

Double glazed bay window to front, central heated radiator.

Kitchen/Diner
21′10″ x 13′5″ (6.67 x 4.09)

Open planned kitchen/diner offering a variety of wall & base units, sink & drainer, oven, plumbing for dishwasher, double glazed windows to side & rear, door off to rear garden, central heated radiator.

Bathroom
Bath with shower over, wash hand basin, double glazed window to side, chrome heated towel rail.

Landing
Bright & airy landing with doors off to all first floor accommodation, double glazed window to side, loft access.

Bedroom 1
12′4″ x 11′1″ (3.78 x 3.39)

Built in wardrobes, double glazed windows to front, central heated radiator.

Bedroom 2
11′2″ x 10′6″ (3.42 x 3.21)

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

Bedroom 3
10′11″ x 7′4″ (3.33 x 2.24)

Double glazed window to rear, central heated radiator.

Bedroom 4
10′8″ x 6′7″ (3.26 x 2.02)

Double glazed window to front, central heated radiator.

W.C
Central heated radiator, w.c, double glazed window to side.

Utility
Plumbing for washing machine & dryer.

Store
Additional outside store.

Garden
A peaceful garden with patio area, secure side access leading to the front.

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.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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 £300 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
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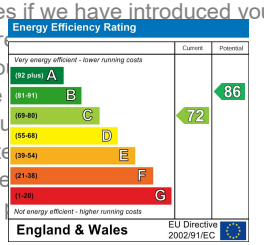

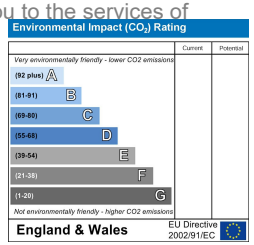

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly 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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