

LexAllan

local knowledge **exceptional service**

126 Oak Park Road, Stourbridge, DY8 5YE

A beautifully presented and substantially extended three bedroom semi detached family home, enjoying far reaching views and immaculate accommodation throughout.

This impressive property has been thoughtfully extended to the rear and offers well proportioned, modern living accommodation arranged over two floors. The property is approached via a driveway providing off-road parking, with a welcoming porch leading into the entrance hall.

The ground floor comprises a spacious lounge/diner, providing an ideal setting for both everyday family life and entertaining, alongside a modern kitchen with access to the rear of the property. The property further provides a useful utility room, garage and the excellent addition of two downstairs WCs.

To the first floor are three well presented bedrooms and a contemporary house bathroom, with the principal room benefiting from the property's enviable far reaching views.

Externally, the property boasts an attractive and well maintained rear garden, providing a pleasant private space for relaxing and entertaining, while the driveway to the front offers convenient off-road parking.

126 Oak Park Road is an exceptional family home, combining modern presentation, generous accommodation and a desirable extended layout, with the added benefit of stunning far reaching views. An internal inspection is highly recommended to fully appreciate what this impressive property has to offer.

Porch
Door to front and tile floor.

Hallway
Central heating radiator, panel wall and stairs off.

Downstairs WC
WC, double glazed window to side, wash hand basin with mixer tap and tile splash backs.

Lounge/Diner
11'5" x 23'3" (3.5 x 7.1)
Double glazed bay window to front with shutter blinds, central heating radiator, and log burner.

Snug
8'6" x 5'6" (2.6 x 1.7)
Skylight and sliding door to rear garden.

Kitchen
5'2" x 14'1" (1.6 x 4.3)
Double glazed window to rear, skylight, range of wall and base units with work surface over incorporating sink with mixer tap, integrated oven, gas hob with extractor hood over, dishwasher, fridge-freezer, wine cooler, kick heater and washer-dryer.

Landing
Double glazed window to side and doors off.

Bedroom One
10'5" x 11'1" (3.2 x 3.4)
Double glazed bay window to front, feature fire place and central heating radiator.

Bedroom Two
11'5" x 11'1" (3.5 x 3.4)
Double glazed window to rear, central heating radiator and feature fire place.













Bedroom Three
6′2″ x 7′10″ (1.9 x 2.4)

Double glazed window to front with shutter blinds and central heating radiator.

Bathroom

Central heating radiator, bath with mixer tap and shower over, wash hand basin with mixer tap and storage below, WC, extractor fan and tile splash backs.

Garage
8′10″ max 7′10″ min x 15′1″ (2.7 max 2.4 min x 4.6)

Doors to front and further side door.

Utility

Double glazed window to side, wash hand basin, tile floor and splash backs, space and plumbing for washing machine.

Second WC

WC, tile floor and splash backs and extractor fan.

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 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 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 C





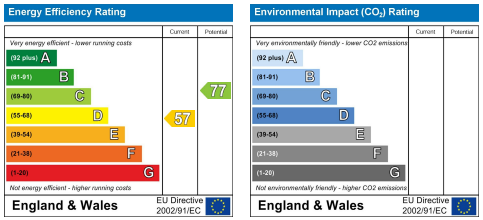












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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