

LexAllan

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64B Belmont Road, Stourbridge, DY9 8BE

* *IMMACULATELY PRESENTED THREE-BEDROOM DETACHED HOME | MODERNISED THROUGHOUT | DRIVEWAY & GARAGE | KITCHEN/DINER | REAR GARDEN* *

Situated on Belmont Road, Stourbridge, this beautifully modernised three-bedroom detached home offers an excellent opportunity for buyers seeking a stylish, ready-to-move-into property. Presented in superb condition throughout, the property has been thoughtfully improved by the current owner, creating a welcoming and practical home ideal for first-time buyers, couples and families.

The ground floor welcomes you with an entrance hallway leading into a comfortable lounge, providing an ideal space to relax. To the rear, the modern fitted kitchen/diner offers an excellent space for everyday cooking and dining, with contemporary fittings, integrated cooking appliances and double doors opening directly onto the rear garden. A particularly useful addition is the separate utility room, providing valuable additional practicality and laundry space.

Upstairs, the property offers three bedrooms, providing flexible accommodation for family living, guests or those requiring a home office. A modern shower room completes the first-floor accommodation. Externally, the property benefits from off-road driveway parking and a garage, offering valuable additional storage and convenience.

To the rear is a peaceful garden with a neatly maintained lawn, providing an enjoyable outdoor space for relaxing and entertaining.

Offering modernised accommodation, three bedrooms, a contemporary kitchen/diner, separate utility room, driveway parking, garage and rear garden, this attractive freehold detached home represents an excellent opportunity for buyers looking to secure a move-in-ready property in Stourbridge.

Early viewing is highly recommended to fully appreciate the accommodation on offer.













## Approach

Drive way to side with tidy lawn arear.

## Entrance Hall

Door off to the lounge, stairs rise to the first floor.

## Lounge

14′7″ x 11′8″ (4.47 x 3.58 )

Door off to kitchen/diner, double glazed window to front, central heated radiator.

## Kitchen/Diner
14′11″ x 8′4″ (4.55 x 2.55)
Modern fitted kitchen with a variety of wall & base units, double electric oven, four ring gas hob, sink & drainer, spot lights, double doors open into the garden, under stair storage cupboard.

## Utility
Plumbing for washer & dryer, spot lights.

## Landing
Double glazed window to side, doors off to all first floor accommodation.

## Bedroom 1
11′6″ x 8′9″ (3.51 x 2.68)
Double glazed window to rear, central heated radiator.

## Bedroom 2
11′7″ x 8′3″ (3.55 x 2.53)
Double glazed window to front, central heated radiator.

## Bedroom 3
7′9″ x 6′5″ (2.38 x 1.97)
Double glazed window to front, central heated radiator.

## Shower Room
Large walk in shower, wash hand basin, w,c, spot lights, double glazed window to rear, spot lights, tiled flooring.

## Garden
Peaceful rear garden with tidy lawn area.

## 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.

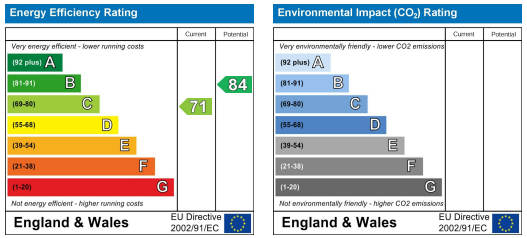
## Referral Fees.

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 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 order to source the clients recruited without assistance from us.

## Council Tax Band: C














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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