



**LexAllan**

local knowledge exceptional service

12 Hungerford Road, Stourbridge, DY8 3AB

**\*\* DOES AN ADDRESS GET MUCH BETTER THAN THIS?  
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We are delighted to market this one owner since built three bedroom semi detached family home on one of Norton's most sought after addresses. Having been well maintained for its entire ownership, Hungerford Road offers the perfect opportunity for those looking for their next renovation. Benefitting from spacious accommodation & offered with no upward chain, this truly is a must view.

The property comprises; porch, reception hall, lounge, dining room, kitchen, three well sized bedrooms & house shower room. To the rear is a peaceful garden along with garage to side housing a w.c. Ample off road parking can be found to the front. Do not miss this opportunity to purchase, call us today.

### Approach

Block paved driveway providing ample off road parking.

### Porch

Door off to reception hall.

### Reception Hall

Warm & welcoming hall with doors off to all ground floor accommodation, two storage cupboards, stairs rise to first floor, central heated radiator.

### Lounge

14'2" x 11'11" (4.34 x 3.64 )

Centred gas fire, double glazed bay window to front, central heated radiator, wall mounted down lights.

### Dining Room

11'1" x 10'10" (3.39 x 3.32 )

Patio doors allow access to the private garden, gas fire with surround, central heated radiator.

### Kitchen

8'11" x 8'0" (2.72 x 2.44 )

Variety of wall and base units, integrated fridge/freezer, plumbing for washing machine, sink and drainer, double glazed window to rear, central heated radiator.



### Landing

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

### Bedroom 1

14'6" x 10'9" (4.42 x 3.30 )

Fitted wardrobes, double glazed bay window to front, central heated radiator.



### Bedroom 2

13'0" x 10'11" (3.98 x 3.33 )

Double glazed window to rear, central heated radiator.



### Bedroom 3

8'11" x 8'0" (2.73 x 2.45 )

Double glazed window to rear, central heated radiator.

### Shower Room

Shower, wash hand basin, w.c, airing cupboard, central heated radiator, double glazed window to front.



### Garage

26'6" x 8'7" (8.10 x 2.62 )

Double doors to front, power & lighting throughout, door off to rear garden.

### W.C

Wash hand basin, w.c.

### Garden

A private & peaceful rear garden with tidy patio area, generous lawn with mature shrubs through.

### 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 £30 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.

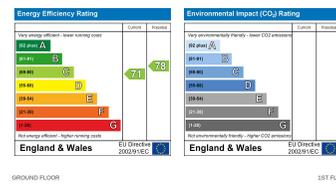
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide 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

**IMPORTANT NOTICE:** 1. No description or information given, whether in writing 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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