

LexAllan

local knowledge **exceptional service**

232 Shenstone Avenue, Stourbridge, DY8 3DY

Are you looking to upsize in the ever popular Norton area? Then look no further than Shenstone Avenue!

Occupying a sought after position within Norton, this impressive extended semi-detached home offers spacious and versatile accommodation, making it an ideal purchase for growing families. Lovingly maintained by the current owners over many years, the property is presented in excellent, turnkey condition, allowing the next owners to move straight in and enjoy everything this wonderful home has to offer. Situated within easy reach of Norton's excellent amenities, transport links and beautiful surrounding countryside, the location perfectly combines convenience with lifestyle.

The accommodation briefly comprises: a welcoming entrance hall, spacious lounge, fitted kitchen, separate dining room and an additional sitting room, with a useful utility room and guest WC conveniently located off.

To the first floor are three well-proportioned bedrooms and a family bathroom. Stairs lead to the second floor, where you will find a fantastic principal bedroom, complete with its own en-suite shower room.

Externally, the property continues to impress with a peaceful and well-maintained rear garden, providing the perfect setting for relaxing or entertaining family and friends. A summerhouse tucked away in the corner offers additional versatility, while a detached garage and off-road parking further enhance the appeal.

Homes of this size, in such a desirable Norton location, are always in demand. Early viewing is highly recommended to fully appreciate the space and quality of accommodation on offer. Contact us today to arrange your viewing!

Approach
Driveway to the front with shared access down the side that leads to the detached garage.

Entrance Hall
Warm and welcoming hall with doors off to all ground floor accommodation, stairs rise to the first floor, under stair storage, under floor heating.

Lounge
14'0" x 12'0" (4.27 x 3.67)
Double glazed window to front, central heated radiator.

Kitchen
15'1" x 8'6" (4.60 x 2.61)
Variety of wall and base units, electric oven, four ring gas hob, dual sink and drainer, integrated dishwasher, two double glazed windows to side, opening to the dining/sitting room, door off to utility, spot lights, under floor heating.

Sitting Area
9'7" x 5'6" (2.93 x 1.68)
Opening into the dining room, double doors open up into the garden, wall mounted side lights, central heated radiator.

Dining Room
9'10" x 9'1" (3.02 x 2.77)
Wall mounted side lights, central heated radiator.













Utility
Plumbing for washer and dryer, double glazed window to rear, door off to side giving access to the side drive, central heated radiator.

W.C
Wash hand basin, w.c, double glazed window to side, central heated radiator.

Landing
Bright and airy landing with doors off to all first floor accommodation, stairs rise to the master bedroom.

Bedroom 2
9'1" x 9'1" (2.79 x 2.79)
Fitted wardrobes, double glazed window to rear, central heated radiator.

Bedroom 3
10'1" x 8'2" (3.08 x 2.51)
Fitted wardrobes, double glazed window to front, central heated radiator.

Bedroom 4
9'5" x 6'9" (2.89 x 2.08)
Built in single bed, double glazed window to front, central heated radiator.

Bathroom
Rolled top edge bath, shower, wash hand basin, w.c, double glazed window to rear, central heated radiator with additional chrome heated towel rail, spot lights.

Second Floor Landing
Door off to master bedroom, sky light over.

Master Bedroom
17'1" x 11'2" (5.22 x 3.41)
Superb master with built in wardrobe, door off to en-suite, skylight, double glazed window to rear, spot lights.

En-Suite
Shower, wash hand basin, w.c, double glazed window to rear, spot lights, chrome heated towel rail.

Garden
A true asset is this peaceful garden with multiple areas of set up for hosting, tidy lawn area leading upto the summerhouse, secure gate leads to the side drive.

Garage
18'5" x 9'0" (5.62 x 2.75)
Tri split door to front with power and lighting through.

Summer House
13'5" x 9'1" (4.11 x 2.79)
Power and lighting through, ideal space for home office or the ultimate man cave.

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.

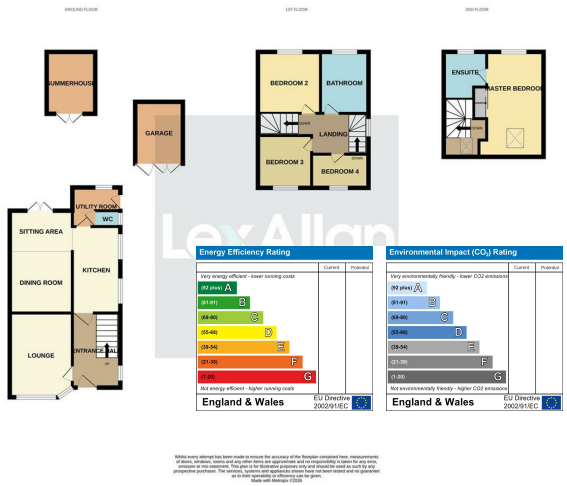
Referral Fees.

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 so doing. If you have any queries regarding the above, please feel free to contact us.

Council Tax Band B









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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