



**LexAllan**

local knowledge exceptional service

3 Kenyon Close, Stourbridge, DY8 4PW

## \*\* SUPERB ACCOMMODATION WITHIN A GEM OF A LOCATION \*\*

Looking to upsize? This is the one for you. Having been well maintained & modernised by the current owners, Kenyon Close offers turn key ready accommodation from the offset. Nestled within a quiet cul-de-sac in Stourbridge you are surrounded by superb amenities, schooling options for all ages & transport links.

In brief the property comprises; entrance hall, lounge, dining room, kitchen & w.c. To the first floor is the master bedroom with en-suite, two further bedrooms & shower room. To the rear is a landscaped garden along with off road parking to the front & tandem garage to side. Call us today to arrange your viewing.



### Approach

Tarmac drive with block paved edging.

### Entrance Hall

Doors off to all ground floor accommodation, stairs rise to first floor.

### Lounge

14'6" x 13'2" (4.42 x 4.02 )

Centred gas fire with surround, double glazed bay window to front, two central heated radiators.

### Dining Room

10'7" x 8'9" (3.23 x 2.68 )

Double glazed window to rear, central heated radiator, under stair storage, door off to kitchen.

### Kitchen

10'6" x 8'7" (3.21 x 2.62 )

Variety of wall and base units, electric oven, four ring gas hob, sink and drainer, integrated dishwasher, door off to garden, double glazed window to rear.

### W.C

Wash hand basin, w.c, central heated radiator, double glazed window to rear, tiled flooring.

## Landing

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

## Master Bedroom

11'9" x 8'5" (3.60 x 2.58 )

Fitted wardrobes, door off to en-suite, double glazed window to front, central heated radiator.

## En-Suite

Shower, wash hand basin/w.c vanity, double glazed window to side, spot lights.



## Bedroom 2

10'5" x 9'6" (3.19 x 2.92 )

Double glazed window to rear, central heated radiator.

## Bedroom 3

8'8" x 7'1" (2.65 x 2.17 )

Double glazed window to front, central heated radiator.



## Bathroom

Bath with shower over, wash hand basin, w.c, central heated radiator, spot lights, double glazed window to rear.

## Garden

A private landscaped rear garden with slabbed patio area & generous lawn.

## Tandem Garage

Electric roller shutter door to front, power & lighting throughout, door giving access to the garden.

## 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 have any queries regarding the above, please feel free to contact us.

**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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