



Occupying a highly sought after residential address, this outstanding three bedroom semi-detached home has been comprehensively upgraded and beautifully maintained by the current owners, creating a truly turn key family home.

From the moment you step inside, the quality of finish is immediately apparent. The spacious ground floor offers a welcoming lounge that flows seamlessly into the contemporary fitted kitchen, creating the perfect space for modern family living and entertaining. A separate utility room and a versatile snug, ideal as a home office, gym or additional reception room, further enhance the generous accommodation.

The first floor comprises two impressive double bedrooms, a well proportioned third bedroom and a stylish, contemporary shower room finished with quality fittings.

Externally, the property continues to impress with a beautifully maintained, private rear garden designed for both relaxation and entertaining, complemented by an attractive summer house offering endless possibilities. To the front, a generous driveway provides ample off road parking for multiple vehicles.

Finished to an impeccable standard throughout and situated in a well-established, highly regarded location, this exceptional home offers buyers the rare opportunity to simply move in and enjoy. Early viewing is strongly recommended to fully appreciate the quality, space and lifestyle on offer.

Approach

Corner plot location with extensive off road gravel driveway offering parking for four plus vehicles.

Reception Hall

A warm & welcoming hall with doors off to all ground floor accommodation, Herringbone flooring that runs through into the lounge/kitchen, stairs rise to the first floor, storage cupboard, spot lights, central heated radiator.

Lounge

13'1" x 11'5" (4.01 x 3.48)

With opening to the kitchen/diner, double glazed window to front & side, central heated radiator, opening to the kitchen.



Kitchen

21'3" x 11'1" (6.49 x 3.40)

Modern fitted kitchen offering a variety of wall & base units, Quartz worktops, ceramic sink with mixer tap, space for Rangemaster oven with Samsung extractor over, plumbing for dishwasher, large pantry fitted cupboard, spot lights, double glazed window to side, spot lights, central heated radiator.

Utility/W.C

8'0" x 5'11" (2.44 x 1.82)

Space for under counter washer & dryer along with w.c & wash hand basin, tiled flooring through, spot lights & double glazed window to side.

Gym/Snug

15'8" x 8'1" (4.78 x 2.47)

Currently set up as a home gym with door off to garden, double glazed window to side, spot lights, storage cupboard.

Landing

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

Bedroom 1

13'0" x 11'6" (3.97 x 3.52)

Double glazed window to front & side, central heated radiator.

Bedroom 2

13'1" x 11'9" (4.00 x 3.60)

Double glazed window to side, central heated radiator.

Bedroom 3

8'9" x 8'8" (2.69 x 2.65)

Currently set up as a walk in wardrobe with double glazed window to front, central heated radiator.

Shower Room

A stunning shower room with double walk in shower with rainfall head, W.C, Vanity unit with sink, tiled flooring and airing cupboard which houses the combination boiler.

Garden

A private & tranquil garden which offers tidy patio area along with a further decked area which is ideal for hosting summer evenings with friends & family. Access leading into the summer house, gated access leads to the front of the house.



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

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.



The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH
info@lexallan.co.uk
01384 379450
www.lexallan.co.uk

LexAllan
local knowledge exceptional service