



**LexAllan**

local knowledge exceptional service

84 Brierley Hill Road, Stourbridge, DY8 5SJ

**\*\* DOES A SEMI DETACHED GET MUCH BETTER THAN THIS? \*\***

This exceptional three bedroom semi detached has undergone tremendous amount of modernisation from full rewire, new roof to the garage & newly fitted combi boiler. The accommodation on offer is spacious & will tick the boxes for those looking to upsize or make that step onto the property ladder.

In brief the property comprises; entrance hall, lounge/diner, kitchen, utility & guest w.c. To the first floor are three well sized bedrooms & modern bathroom. Peaceful garden can be found to the rear long with ample parking to front provided by block paved drive along with access to the garage. Viewings are highly recommended to appreciate the accommodation & work that the current owners have carried out.



#### Approach

Block paved driveway to front providing ample off road parking.

#### Entrance Hall

Spacious hall with doors off to all ground floor accommodation, Herringbone flooring having under floor heating, double glazed window to side, spot lights, stairs rise to first floor.

#### Lounge/Diner

27'7" x 11'1" (8.42 x 3.39 )

Media wall with inset electric fire, triple glazed bay window to front, central heated radiator, double doors to the rear opening into the garden.

#### Kitchen

15'7" x 8'7" (4.76 x 2.63 )

Modern fitted kitchen with 'AEG' double electric oven, four ring gas hob with extractor over, plumbing for dishwasher, sink & drainer, double glazed window to rear, Herringbone flooring having under floor heating, large storage cupboard, door off to utility, central heated radiator, tiled splashback.

#### Utility

6'7" x 6'6" (2.01 x 1.99)

Worktop with plumbing for washer & dryer under, tiled splashback, spot lights, door off to garden & guest w.c, Herringbone flooring having under floor heating.

#### Guest W.C

Wash hand basin, w.c, spot lights., central heated radiator, tiled flooring.



### Landing

Doors off to all first floor accommodation, double glazed window to side, loft access.

### Bedroom 1

11'1" x 10'7" (3.39 x 3.24 )

Double glazed window to rear, central heated radiator.

### Bedroom 2

8'8" x 8'8" (2.66 x 2.66 )

Triple glazed window to front, central heated radiator.

### Bedroom 3

7'8" x 6'10" (2.34 x 2.09 )

Double glazed window to rear, central heated radiator.

### Bathroom

Bath with shower over, was hand basin, w.c, spot lights, heated towel rail, triple glazed window to front, tiled flooring.

### Garden

A peaceful garden with generous patio ideal for hosting, picket fence leading to a further decked area & lawn. Door off to garage.

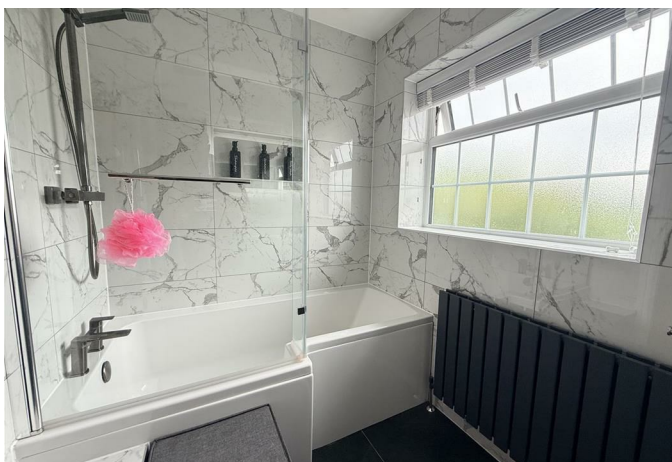
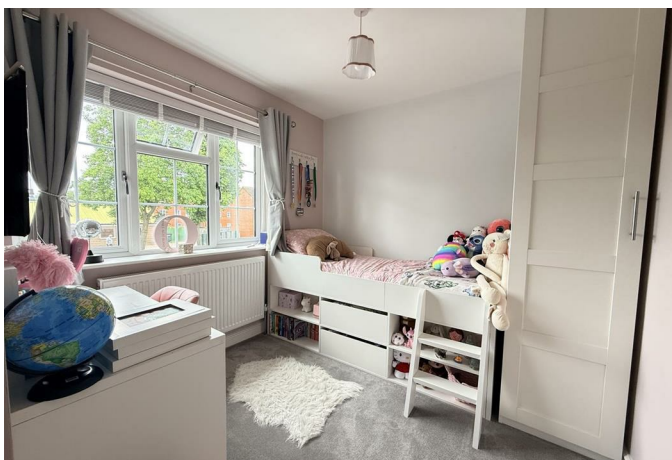
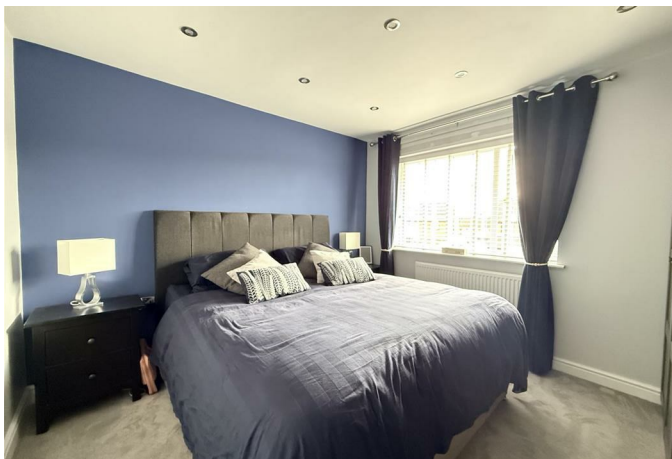
### Garage

21'9" x 14'1" (6.65 x 4.30)

Newly fitted electric roller shutter door, power throughout, spot lights.

### 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, contents will not differ from any professional and is not responsible to cover for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown here will be based on no guarantee as to their operability or reference can be given.  
Made with MapInfo CO200



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**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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