



LexAllan

local knowledge exceptional service

3 The Holloway, Stourbridge, DY8 4DL

**** THE DEFINITION OF TURN-KEY READY! ****

This immaculate three-bedroom detached home has been beautifully modernised and thoughtfully extended by the current owner, creating a stunning, contemporary family home finished to an exceptional show home standard. Flooded with natural light throughout, this property is perfect for those looking to upsize without compromising on style, space or convenience. Ideally situated just a stone's throw from Stourbridge town centre, it offers the perfect blend of modern living and a highly convenient location.

Further benefits include air conditioning for year-round comfort and a Positive Input Ventilation (PIV) system, helping to improve indoor air quality and reduce condensation.

In brief, the accommodation comprises: entrance hall, lounge/sitting room, spacious kitchen/breakfast room and ground floor WC. To the first floor, a generous landing leads to the impressive master bedroom with en-suite, two further bedrooms and a contemporary shower room.

Externally, the property boasts a private, low-maintenance garden complete with a versatile garden room, ideal for home working, relaxing or entertaining. Off-road parking and a garage further enhance the appeal of this exceptional home.

A truly turn key property that needs to be seen to be fully appreciated!

Approach

Block paved driveway to front providing off road parking for multiple vehicles.

Entrance Hall

Bright and spacious hall with doors off to all ground floor accommodation, stairs rise to first floor, tiled flooring, central heated radiator, under stair storage.

Lounge/Sitting Room

24'9" x 16'7" (7.55 x 5.07)

Spacious extended lounge with centred media wall with inset electric fire and shelving, patio doors open into the garden, double glazed window to rear with two skylights allowing natural light to flood in, central heated radiator.

Kitchen/Breakfast Room

Modern fitted kitchen with a variety of wall and base units, 'Smeg' double electric oven and microwave, integrated full length fridge and freezer and washing machine, induction hob with extractor over, Quartz worktops with breakfast bar, sink and drainer, two double glazed windows to side, spot lights, central heated radiator.



W.C

Wash hand basin, w.c, double glazed window to front, chrome heated towel rail, spot lights.

Landing

Warm & airy landing with doors off to all first floor accommodation, double glazed window to side, loft access, Positive Input Ventilation system overhead (PIV).

Master Bedroom

12'1" x 9'11" (3.70 x 3.03)

Door off to en-suite, double glazed window to front, central heated radiator, air con.

En-Suite

Large walk in shower, wash hand basin, w.c, tiled floor to ceiling, double glazed window to side, spot lights.

Bedroom 2

10'10" x 10'1" (3.32 x 3.08)

Double glazed window to rear, central heated radiator, air con.

Bedroom 3

10'10" x 6'11" max (3.32 x 2.12 max)

Fitted wardrobes, double glazed window to rear, central heated radiator.

Shower Room

Large walk in shower, wash hand basin, w.c, double glazed window to side, spot lights, tiled floor to ceiling.

Garden

Private easy to maintain garden offers slabbed throughout, access to garden room along with secure side access leading to the front.

Garden Room

15'1" x 8'9" (4.60 x 2.67)

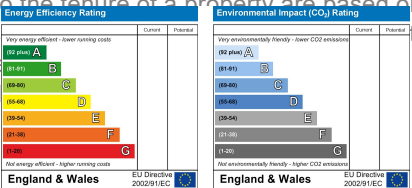
Power and lighting, spot lights.

Garage

Double doors to front, power and lighting through.

Tenure (Freehold).

References to the tenure of a property are based on information s that the property is fr rification from their so



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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.

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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.

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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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