



Situated in a popular and convenient residential location, close to well regarded schools, local amenities and excellent transport links, this well-presented and extended four-bedroom semi-detached family home offers spacious and versatile accommodation throughout.

The property is approached via a generous driveway providing ample off-road parking and is entered through a welcoming porch leading into the entrance hallway. The ground floor comprises a comfortable lounge, separate dining room, and a stylish extended modern kitchen. Completing the ground floor is a versatile fourth bedroom alongside a contemporary shower room/utility, making it well suited for guests, multi-generational living or those requiring ground floor accommodation.

To the first floor are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from a spacious rear garden, offering plenty of room for children to play, outdoor dining and relaxation.

This impressive home combines generous living space with a sought after location, making it an excellent choice for growing families seeking a property ready to move into.

Porch

Double glazed window and door to front and tile floor.

Hallway

Door to front, central heating radiator and stairs off.

Lounge

10'5" x 12'5" (3.2x3.8)

Double glazed window to front and central heating radiator.

Dining Room

12'1" x 11'1" (3.7x3.4)

Sliding doors to rear patio and central heating radiator.

Kitchen

8'6" x 14'1" (2.6x4.3)

Double glazed window to rear, range of wall and base units with work surface over incorporating sink with mixer tap, oven and hob with extractor hood over, integrated dishwasher, central heating radiator and cupboard off.

Bedroom Four (ground floor)

7'10" x 15'8" (2.4x4.8)

Double glazed window to front, central heating radiator and cupboard off.



Shower Room/Utility

Double glazed window to rear, wash hand basin with mixer tap and storage below, WC, shower, tile splash backs, heated towel rail, base units with work surface over, space and plumbing for washing machine and tumble dryer, and extractor fan.

Landing

Double glazed window to side and doors off.

Bedroom One

10'2" x 12'5" (3.1x3.8)

Double glazed window to front, central heating radiator and fitted wardrobe.

Bedroom Two

12'1" x 11'1" (3.7x3.4)

Double glazed window to rear, central heating radiator and fitted wardrobe.

Bedroom Three

8'6" x 8'6" (2.6x2.6)

Double glazed window to rear, central heating radiator and cupboard off.

Bathroom

WC, shower, double glazed window to front, wash hand basin with mixer tap and storage below, heated towel rail, tile splash backs and extractor fan.

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.

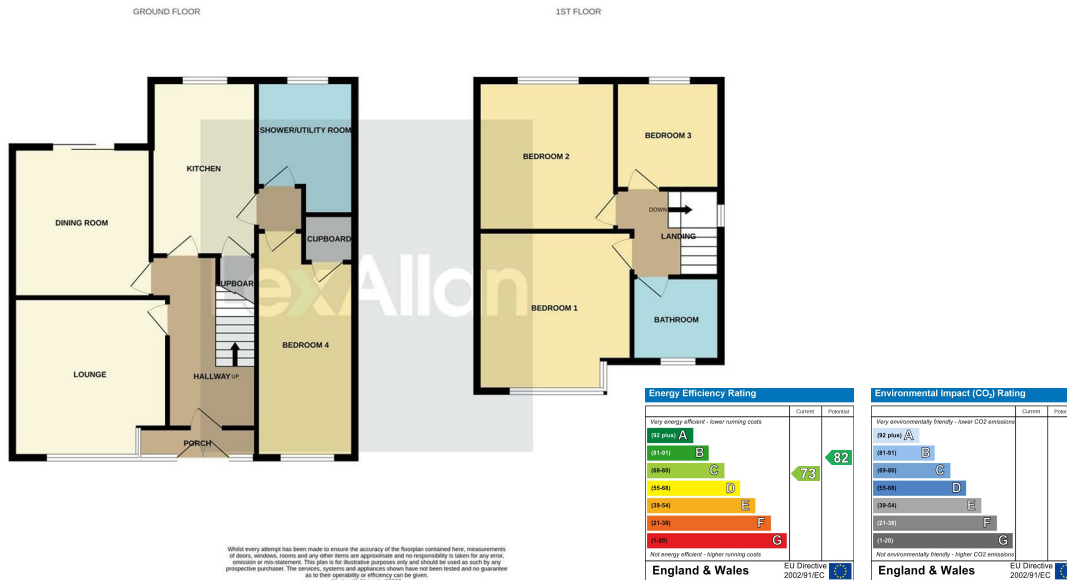
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

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.





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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.

The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

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