



**LexAllan**

local knowledge exceptional service

75 Belle Vue, Wordsley, Stourbridge, DY8 5DB

An excellent opportunity to acquire a spacious three-bedroom home, ideally positioned on the sought-after Belle Vue in Wordsley, just a short distance from the ever-popular King George Park. This attractive property offers generous and versatile accommodation throughout and solar panels, featuring two well-proportioned reception rooms, a fitted kitchen, a convenient ground-floor bathroom and utility/workshop accessed from the garden. To the first floor are three bedrooms and a separate WC. Externally, the home boasts a large south facing rear garden, perfect for families, entertaining, or further enhancement. An ideal purchase for families, first-time buyers, or investors alike, located in a desirable and well-connected area.

#### Lounge

**14'9" x 12'5" (4.5 x 3.8)**

Double glazed window to front, feature electric fire, central heating radiator and built in cupboard unit.

#### Dining Room

**14'9" x 12'5" (4.5 x 3.8)**

Double glazed window to rear, feature gas fire, central heating radiator and larder off.

#### Inner Hall

Double glazed window and door to rear garden and access into:

#### Kitchen

**8'6" x 10'5" (2.6 x 3.2)**

Double glazed window to side, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated oven, microwave, dishwasher, fridge, freezer, central heating radiator, Karndean flooring and cupboard housing combination boiler.

#### Bathroom

Shower, WC, wash hand basin, heated towel rail, bath, tiled splash backs, Karndean flooring, double glazed window to side and extractor fan.

#### Landing

Access to loft space and doors off.

#### Bedroom One

**12'5" x 14'9" (3.8 x 4.5)**

Double glazed windows to front, central heating radiator, feature fire place and cupboard off.

#### Bedroom Two

**9'2" x 10'2" (2.8 x 3.1)**

Double glazed window to rear, central heating radiator and feature fireplace.

#### Bedroom Three

**7'6" x 12'9" (2.3 x 3.9)**

Double glazed window to rear and central heating radiator.



#### Upstairs WC

WC, wash hand basin, tiled splash backs and extractor fan.

#### Workshop/utility

Accessed from rear garden with space and plumbing for washing machine and WC off.

#### Rear Garden

Extensive south facing garden with a number of flower beds with mature plants and shrubs, lawn, paved pathways, sheds, greenhouse, pond, hedges and fencing to enclose.

#### 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.

#### 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.

#### Council Tax Band A



GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no dimensions should be relied upon as fact. It is recommended that you measure the property for any area you intend to use. Lex Allan do not accept any responsibility for any inaccuracies contained within this floorplan. The services, fixtures and fittings shown have not been tested and no guarantee is given as to their condition or state of repair. Details with reference to the property should be obtained from a qualified surveyor.



**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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