



**LexAllan**

local knowledge exceptional service

20 Lutley Drive, Stourbridge, DY9 0YQ

\*\* DOES A TOWNHOUSE GET MUCH BETTER THAN THIS?

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Just take a look at this exceptional four bedroom family home that offers spacious accommodation over three levels. Lutley Drive is truly ideal for those looking to be surrounded by superb schools, amenities & travel links on your doorstep. Upsizing? This is the one for you! In brief the property comprises; entrance hall with shower room & bedroom four to the ground floor. First floor offering kitchen/diner, utility, lounge & access to the sun deck. Rising upto the second floor are three well sized bedrooms & bathroom. A peaceful landscaped garden to rear along with summer house which has power & lighting to it. Viewings are highly recommended to appreciate the accommodation on offer.



#### Approach

Driveway to front providing off road parking.

#### Entrance Hall

Doors off to all ground floor accommodation, stairs rise to first floor, large understairs storage which give access off the shower room.

#### Bedroom Four/Study

Double glazed window to front, central heated radiator, spot lights.

#### Shower Room

Shower, wash hand basin, w.c, chrome heated towel rail, spot lights.

#### Landing

Doors off to all first floor accommodation.

#### Lounge

11'5" x 10'7" (3.49 x 3.24 )

Double doors off to the sun deck, central heated radiator, stairs rise to second floor.



## Kitchen/Diner

15'9" x 14'4" (4.81 x 4.39 )

The heart of the home is this spacious & bright room offering a variety of wall and base units, integrated fridge & freezer, double electric oven, induction hob with extractor above, dual sink & drainer, spot lights, doors off to the garden, central heated radiator.

## Utility

8'2" x 4'11" (2.50 x 1.50 )

Wall and base units, worksurface with plumbing for washing machine under, sink and drainer, spot lights, central heated radiator.

## Landing

Bright & spacious landing with doors off, skylight letting natural light flood in.

## Bedroom 1

10'11" x 9'7" (3.35 x 2.93 )

Built in wardrobes, double glazed window to front with far reaching views, central heated radiator.



## Bedroom 2

10'8" x 8'1" (3.26 x 2.48 )

Double glazed window to rear, central heated radiator.



## Bedroom 3

7'9" x 6'1" (2.37 x 1.87 )

Double glazed window to rear, central heated radiator.

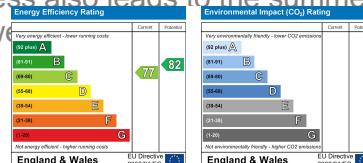


## Bathroom

Bath with shower over, wash hand basin, w.c, skylight, chrome heated towel rail, spot lights.

## Rear Garden

An easy to maintain rear garden offering multiple tiers from decked areas to tidy artificial lawn sections. Access also leads to the summer house that offers power.



## 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

**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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