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16 Spinney Close, Wordsley, Stourbridge, DY8 5LA

Spinney Close, Wordsley is an exceptional three-bedroom semi-detached residence, finished to an immaculate standard and offering stylish, contemporary living throughout. The property has been thoughtfully enhanced by a single story rear extension, creating a stunning open plan kitchen, dining and lounge space that serves as the true centerpiece of the home, perfect for modern family life and entertaining alike.

The ground floor accommodation is both practical and versatile, comprising a dedicated study, utility room, downstairs WC and a useful storage area, all finished with the same attention to detail found throughout the property. To the first floor are three well-proportioned bedrooms, complemented by a sleek and modern house bathroom.

Externally, the home is completed by a beautifully maintained and exceptionally tidy rear garden, offering a private and tranquil outdoor space. Presented in true turn key condition, this superb property combines style, space and functionality, making it an ideal choice for discerning buyers.

#### Approach

Tarmac drive offering parking for a number of cars and with adjustable driveway bollards.

#### Porch

Door to front and double glazed window to side.

#### Hallway

Central heating radiator, door to front and stairs off.

#### Study

**6'2" x 11'9" (1.9 x 3.6)**

Double glazed window to front and central heating radiator.

#### Utility

**8'2" x 7'2" (2.5 x 2.2)**

Heated towel rail, space and plumbing for washing machine, range of wall and base units with work surface.

#### Downstairs WC

Heated towel rail, WC, wash hand basin with mixer tap and storage below, extractor fan and tiled splash backs.

#### Store

**3'11" min 6'10" max x 8'2" (1.2 min 2.1 max x 2.5)**

Garage door to front, opens to side passage with door to rear, window to front and central heating radiator.

#### Lounge

**17'4" x 9'10" (5.3 x 3.0)**

Two central heating radiators, and opens into:



#### Kitchen/Diner

9' 10" x 16' 4" (3.0x5.0)

Sliding door and window to rear, skylights, range of wall and base units with work surface over incorporating sink with mixer tap, induction hob with extractor hood over, integrated oven, fridge, freezer, microwave and dishwasher.

#### Landing

Double glazed window to side, access to loft space and doors off.

#### Bedroom One

8' 10" x 13' 1" (2.7x4.0)

Double glazed window to front, central heating radiator and feature panel wall.

#### Bedroom Two

10' 2" x 6' 2" (3.1x1.9)

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

#### Bedroom Three

7' 10" x 8' 6" (2.4x2.6)

Central heating radiator, double glazed window to front and cupboard off.

#### Bathroom

Wash hand basin with mixer tap and storage below, shower, heated towel rail, double glazed window to front, WC, tiled splash backs and boiler cupboard off.

#### Rear Garden

Slab patio and steps, gravel boarders, raised flower beds and with 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 B



GROUND FLOOR

1ST FLOOR



Lex Allan

Whilst every attempt has been made to ensure the accuracy of the particulars contained here, no responsibility is accepted for any errors, omissions or inaccuracies. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Prospective purchasers are advised to make their own investigations.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**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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