



LexAllan
Collection

Bowling Green Road
Old Quarter, Stourbridge DY8 3RZ.

** A RARE OPPORTUNITY IN THE HEART OF THE OLD QUARTER

**

This exceptional four bedroom detached family home truly holds the WOW factor in every room you enter. Having been redesigned by the current owner they have created an exceptional welcoming home. Nestled within the heart of the 'Old Quarter' you are surrounded by five star local amenities and great schooling options. In brief the property comprises of; gravelled driveway to front providing off road parking for multiple vehicles, entrance hall, large hallway, lounge, diner, kitchen breakfast room, sitting room, utility and guest w.c. To the first floor is the master bedroom with en-suite, a further double bedroom with Jack & Jill style family bathroom. A spiral staircase leads up to the second floor where you will find two double bedrooms and shower room. The rear garden is laid to a patio seating area and flat well maintained lawn, further covered seating area and garden shed. Viewings are highly recommended to appreciate the accommodation on offer. Part of the Lex Allan Collection.

Approach

Gravelled driveway to front providing off road parking for at least three cars.

Entrance Hall

Tiled flooring, central heated radiator, skylight allowing natural light to flood in, spot lights, opening to the hall.

Hall

A spacious hall with doors radiating off, stairs rising to first floor, central heated radiator.

Lounge

17'8" x 11'11"

Fire place with surround, patio doors lead into the garden, opening to the dining area, central heated radiator, double glazed window to rear.

Dining Area

11'11" x 7'3"

Tiled flooring throughout, central heated radiator, kitchen & utility room off.

Kitchen/Breakfast Room

17'9" x 10'9"

Variety of wall and base units, inset dual sink, 'Siemens' double electric oven, five ring gas hob with extractor above, integrated dishwasher, fridge and freezer, two patio doors open into the garden, tiled flooring, vaulted ceiling with 2 sky lights, central heated radiator.



Utility

8'0" x 7'1"

Plumbing for washing machine and dryer, sink and drainer, variety of wall and base units.

Sitting Room

17'8" x 11'10"

Two double glazed windows to front, two central heated radiator.

W.C

Wash hand basin, w.c, heated radiator towel rail, double glazed window to side.

Landing

Spacious and bright landing with doors leading off to all first floor accommodation, spiral staircase leads upto the second floor, double glazed window to side.

Master Bedroom

13'2" x 12'3"

Two double glazed windows to rear, central heated radiator, fitted wardrobes offer a nice dressing area.

En-Suite

Walk in shower, wash hand basin, w.c, central heated radiator, double glazed window to rear, spot lights.

Bedroom 2

11'10" x 9'9"

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

Jack & Jill Bathroom

Bath with free standing mixer tap, shower cubicle, wash hand basin vanity, w.c, spot lights, tiled flooring, double glazed window to front, heated towel rail.

Second Floor Landing

Doors radiating off to further bedrooms, glass skylight.

Bedroom 3

8'0" x 7'10"

Double glazed window to side along with skylight, central heated radiator, spot lights.

Bedroom 4

8'2" x 8'2"

Double glazed window to side, skylight window to front, eaves store, spot lights, central heated radiator.



Shower Room

Shower cubicle, w.c, wash hand basin set into vanity unit, double glazed window to side, spot lights, tiled floor, heated towel rail.

Garden

With double glazed patio doors from the kitchen and lounge to a large patio seating area, door to side entry, lawn beyond with mature shrub borders, garden shed and a further covered seating area to rear.

The Location

Bowling Green Road is located within easy reach of Stourbridge town centre and its wide range of shops, bars and restaurants, with excellent public transport links provided via both rail and bus. There are a range of outstanding schools nearby catering for all age groups, and nearby Mary Stevens park is great for the family. The property would serve as an ideal base for those commuting to nearby commercial centres in Stourbridge itself, or further afield to Birmingham, the Black Country and Worcestershire.

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 £24 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.

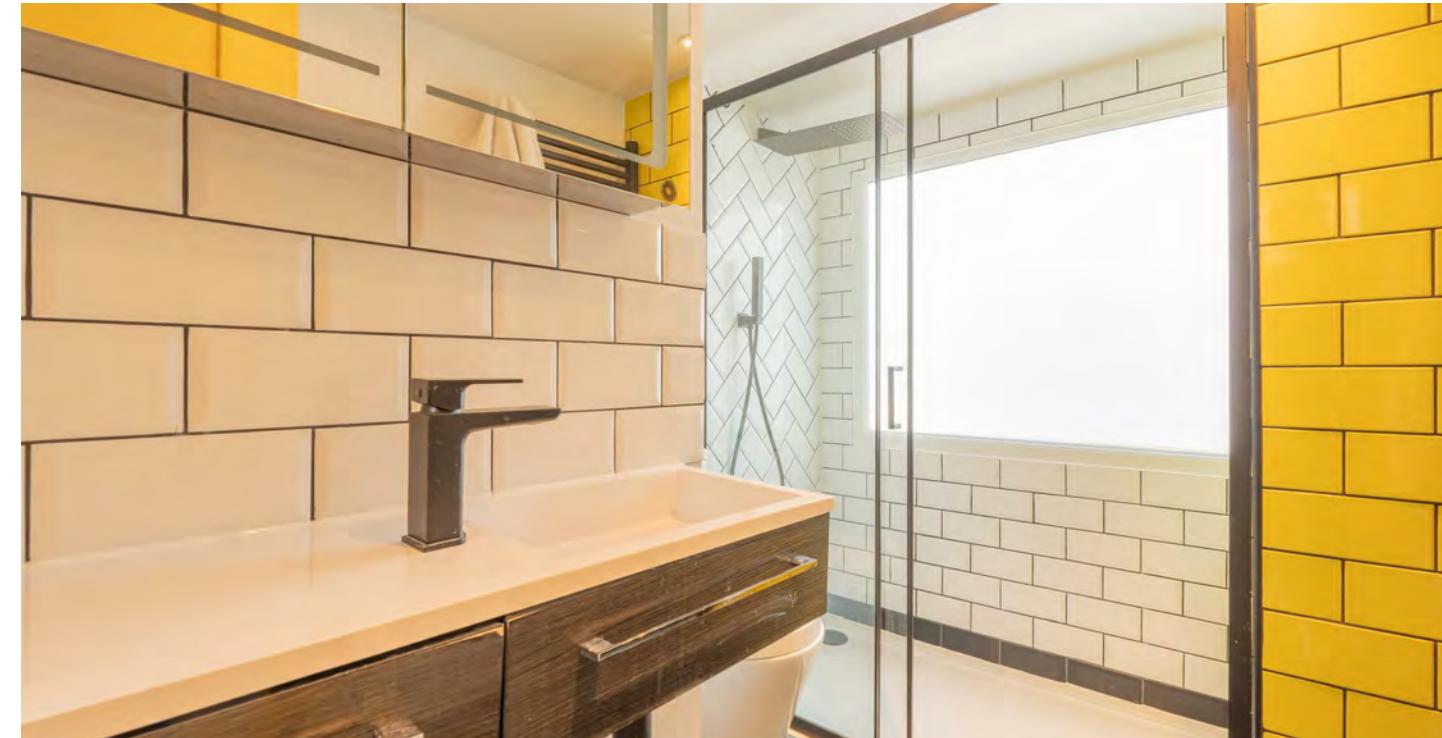
Referral Fees.

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 £240 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.

Council Tax Band D





Very energy efficient - Warmer running costs

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Warmer running costs

Rating	Range
A	[B2 plus]
B	[B1-B4]
C	[B5-B6]
D	[B7-B8]
E	[B9-B10]
F	[B11-B12]
G	[B13 plus]

For environmental impact - higher CO2 emissions

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.





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 artist's 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 1:00pm.

Lex Allan Estate Agents

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

sales@lexallan.co.uk | 01384 379540 | lexallan.co.uk

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