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104 Stickley Lane, Dudley, West Midlands, DY3 2JH

**** TURN-KEY READY FAMILY HOME ****

This charming three bedroom semi detached family home has been tastefully modernised and maintained by the current owners. Stickley Lane offers a tremendous amount of accommodation inside and out, this truly is a must view. On the ground floor you will find the lounge, dining room and kitchen, utility room, w.c. To the first floor are three well sized bedrooms with a modern fitted shower room. Outside is a private and peaceful garden to the rear! Viewings are available immediately so call today on 01384 442464!

Approach

Entrance Hall

Spacious and bright entrance hall with stairs rising to first floor, doors radiating off to all ground floor accommodation, under stair storage, central heated radiator, double glazed window to side.

Lounge

3.95 x 3.80 (0.91m.28.96m x 0.91m.24.38m)

Double glazed bay window to front, central heated radiator.

Kitchen

9'4" x 8'11" (2.86 x 2.74)

Variety of wall and base units, stainless steel sink and drainer, plumbing for dishwasher, electric oven, double glazed window to rear, tiled flooring, double glazed window to rear, access to dining room and lobby.

Dining Room

9'6" x 9'4" (2.90 x 2.87)

French doors to rear, central heated radiator.

Lobby

Doors off to utility, W.C as well as the garden.

Utility

8'6" x 5'7" (2.61 x 1.71)

Plumbing for washing machine, double glazed window to front.



W.C

w.c, double glazed window to rear.

Landing

Spacious landing with doors off to all first floor accommodation, double glazed window to side, loft access,

Bedroom 1

12'8" x 11'4" (3.88 x 3.47)

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



Bedroom 2

11'8" x 9'6" (3.58 x 2.90)

Double glazed window to rear, central heated radiator.



Bedroom 3

9'0" x 8'0" (2.76 x 2.46)

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

Shower Room

Shower cubicle, wash hand basin with storage under, W.C, floor to ceiling tiles, double glazed window to rear.

Rear Garden

A private and peaceful garden that is a true asset to NO.104, a neat and tidy lawn area can be found to the side with a generous block paved patio area that is perfect for those summer evening spent with friends and family. A decorative stone chipped area to the rear along with access to front of the property via a gate to the side.

The Location

Gornal is a suburban area of the Dudley Metropolitan Borough, in the West Midlands county in England. It encompasses three historic villages: Upper Gornal, Lower Gornal, and Gornal Wood. Gornal was formerly part of Staffordshire, prior to the creation of the West Midlands in 1974. Gornal includes the three schools in the local area – Roberts Primary, Red Hall Primary, and Ellowes Hall Sports College. Gornal is well placed for access to nearby Dudley and Wolverhampton and to the M5 motorway network in Oldbury.

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.



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 Green Street Surveys 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.

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
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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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, sections, elevations and any other matter are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The area, location, size and other details are not to be relied upon and no guarantee as to any quantity or efficiency can be given.
Made with Metaplan 12/22



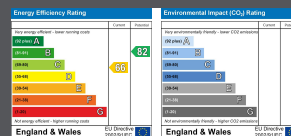
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