



**LexAllan**

local knowledge exceptional service

34 Western Road, Stourbridge, West Midlands, DY8 3XU



\*\*\*WHAT A HOUSE ON WESTERN ROAD\*\*\* With the end of chain already sourced this four bedroom Victorian terrace property has been meticulously upgraded to the highest of standards by the current owners creating a truly wonderful family home. In brief the property comprises; Entrance hall, sitting room, lounge, kitchen/breakfast room, converted cellar, master bedroom with En-suite, two further double bedrooms, a single bedroom/office, family bathroom and rear garden.

#### Entrance Hall

With door to the front elevation, doors to the sitting room, lounge, access to the converted cellar and a central heating radiator.

#### Sitting room

11' 11 x 10' 07 (3.63m x 3.23m)

With a double glazed window to the front elevation, alcove storage/shelving and a central heating radiator.

#### Lounge

14' 00 x 12' 00 (4.27m x 3.66m)

With a double glazed window to the rear elevation, feature fireplace, alcove storage, opening to the kitchen and a central heating radiator.

#### Kitchen

22' 07 x 6' 09 (6.88m x 2.06m)

With a variety of wall and base units to include integrated fridge, freezer, dishwasher, sink/drain, electric oven, gas hob and extractor fan. Double glazed windows to the side elevation and large feature picture window to the rear.

#### Cellar

11' 05 x 10' 02 (3.48m x 3.10m)

A fully converted cellar with window and a central heating radiator provides another space ideal as a 'man cave', playroom or office.



### Master Bedroom

12'00 x 10'05 (3.66m x 3.18m)

The master bedroom is in the fully converted loft with the additional benefit of an En-suite. With double glazed windows to the rear, central heating radiator and door to the En-suite.

### En-suite

A large En-suite with shower, vanity wash hand basin, W.C and eaves storage.

### Bedroom Two

12'01 x 10'07 (3.68m x 3.23m)

With double glazed window to the rear, feature fireplace and a central heating radiator.

### Bedroom Three

10'07 x 8'07 (3.23m x 2.62m)

With a double glazed window to the front elevation and a central heating radiator.

### Bedroom Four/ Office

10'01 x 5'07 (3.07m x 1.70m)

With a double glazed window to the front elevation and a central heating radiator.

### Rear Garden

With a patio area leading to the lawn with wooden garden shed to the rear and gated side access to the front of the property.

### The Location

Situated along Western Road, this property is within easy reach of amenities in Stourbridge Town Centre as well as other nearby centres. The property also lies within the catchment areas for highly regarded primary and secondary schools. Within Stourbridge you will find local shops, numerous leisure amenities including the Crystal Leisure Centre, gyms, pubs and eateries. Services including buses from the ring road, trains running from Stourbridge town hub or Stourbridge Junction are also easily accessible making simple access to surrounding places such as The Black Country and Birmingham. The Midland motorway network is accessed from Halesowen via the M5.





### Tenure

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.

### Anti Money Laundering

In order to comply with Money Laundering Regulations, from June 2017, 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. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

### 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 £175 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 Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. 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.



**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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