



**LexAllan**

local knowledge exceptional service

147 The Broadway, Norton, Stourbridge, West Midlands, DY8 3HY



**\* WOW WOW WOW ON THE BROADWAY \*\***

We bring you this superb extended three bedroom semi detached family home located in Norton. Having undergone an extensive refurbishment throughout this truly has been tastefully modernised. With the property being extended to the rear to create an open planned family area with an island it really is a dream home. In brief the accommodation comprises; Entrance hall, lounge, sitting room, open planned kitchen/diner, downstairs shower room, three bedrooms, bathroom. Also benefits from a generous sized garden to the rear and off road parking to the front with garage.

**Entrance Hall**

Spacious entrance hall with stairs to first floor, access to all ground floor accommodation, spot lights, under stair storage cupboard.

**Lounge**

14'02 x 11'05 max (4.32m x 3.48m max )

Double glazed bay window to front elevation, central heated radiator.

**Sitting Room**

12'00 x 11'04 (3.66m x 3.45m)

Opening to kitchen/diner area, central heated radiator.

**Kitchen/Diner**

17'00 x 11'11 (5.18m x 3.63m )

Modern fitted kitchen with a variety of wall and base units, integrated fridge/freezer, dishwasher, double electric oven, microwave, gas hob with extractor hood, stainless steel sink and drainer, island/breakfast bar, Velux style skylight, spot lights and double glazed window to rear elevation. With the dining area offering beautiful bifold doors giving access to rear garden and Velux style skylight.

**Shower Room**

Modern shower room offering shower, wash hand basin, W.C, extractor fan, central heated radiator, double glazed window to side elevation.

**Landing**

Spacious landing with access to all first floor accommodation, double glazed window to side elevation, loft access.



**Bedroom 1**  
14'02 x 11'05 max (4.32m x 3.48m max)

Double glazed bay window to front elevation, central heated radiator.

**Bedroom 2**  
12'00 x 11'03 (3.66m x 3.43m)

Double glazed window to rear elevation, central heated radiator.

**Bedroom 3**  
8'11 x 6'05 (2.72m x 1.96m)

Double glazed window to front elevation, central heated radiator.

**Bathroom**

Bath with over head shower, wash hand basin, W.C, double glazed window to rear elevation, chrome heated towel rail, spot lights, double glazed window to rear elevation, built in storage cupboard.

**Garage**

Double doors to front elevation, access to rear garden.

**Rear Garden**

Slabbed patio area leading to a generous lawn area with a border of mature shrubs, access to garage.

**The Location**

The Broadway offers an immense range of amenities with a parade of day to day shops, the excellent Gigmill Primary School, regular public transport services and plenty of nearby open spaces including Swan Pool Park. Wollaston village is around half an mile distant with more comprehensive amenities in Stourbridge Town around a mile away and the commercial centres of the Black Country and Birmingham are easily accessed via excellent road networks. The motorway network is accessed by the M5 from Halesowen or Bromsgrove and railway services run from Stourbridge Junction around a mile and a half away. Beautiful countryside runs to the south and west from the southern end of The Broadway including numerous quiet lanes and bridleways.



**Money Laundering Regulations**

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.

**Tenure**

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. The title is subject to a lease in favour of a party who is now deceased. An indemnity will be provided by the vendor at their expense covering any implications that may arise as a result of this historic document. A buyer is advised to obtain verification from their solicitor.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 operability or efficiency can be given. Made with Metropix v2021



**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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