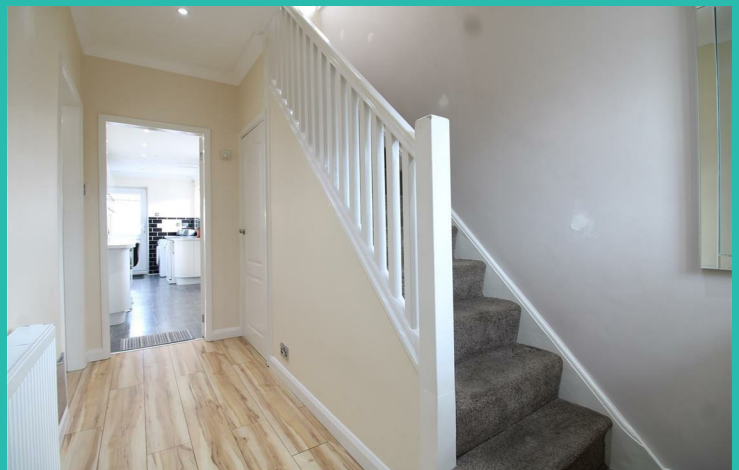
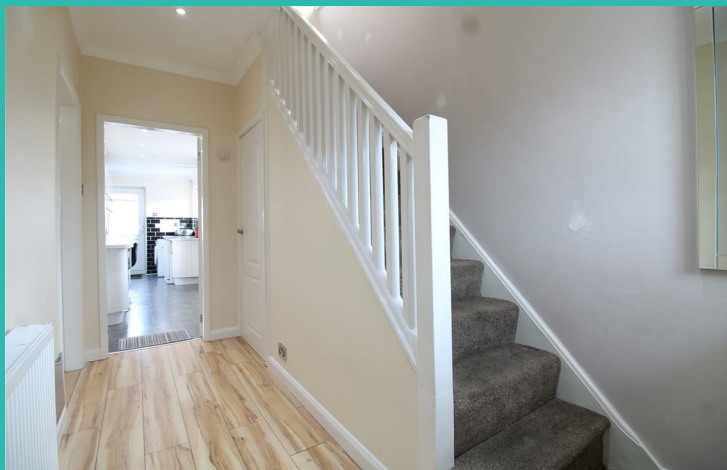




47 Perrins Lane, Stourbridge DY9 8XP



A super three bedroom semi detached family home on a very popular address in Wollescote. This property offers a tremendous amount of accommodation inside and out and truly is not one to miss. Perrins Lane also benefits from NO UPWARD CHAIN. The property in brief comprises; porch, entrance hall, lounge, dining room, kitchen/breakfast room. To the first floor are three good sized bedrooms along with a shower room. Outside is a private and peaceful rear garden with garage to side as well as a cabin to the rear. To the front is ample off road parking for multiple vehicles. Viewings are highly recommended to appreciate the accommodation on offer.

Approach

Block paved driveway providing ample off road parking, access to garage to the side.

Porch

Access to entrance hall, double glazed windows.

Entrance Hall

Stairs leading up to the first floor, access to all ground floor accommodation, under stair storage cupboard, spot lights, central heated radiator, double glazed window to front.

Kitchen/Breakfast Room 19'0" x 7'0" (5.79 x 2.13)

Variety of wall and base units, double electric oven, four ring gas hob with extractor above, integrated fridge and freezer, inset stainless steel sink, plumbing for washing machine/tumble dryer and dishwasher, breakfast bar, chrome heated towel rail, two double glazed windows to side, access to garden.

Dining Room 12'0" x 11'0" (3.66 x 3.35)

Opening to the lounge, electric fireplace, double glazed bay window to front, central heated radiator.

Lounge 19'0" x 10'0" (5.79 x 3.05)

French doors to rear, central heated radiator, wall mounted side lights.

Landing

Bright and spacious landing with doors radiating off to all first floor accommodation, double glazed window to side, loft access, spot lights.

Bedroom 1 12'0" x 11'0" max (3.66 x 3.35 max)

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

Bedroom 2 10'0" x 7'0" max (3.05 x 2.13 max)

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

Bedroom 3 10'0" x 9'0" (3.05 x 2.74)

Two double glazed windows to rear and side, central heated radiator.

Shower Room

Large shower cubicle, wash hand basin/wc vanity, storage with shaver socket, double glazed window to front, chrome heated towel rail.

Rear Garden

A private and peaceful low maintenance garden which has been slabbed throughout, access to garage and cabin.

Cabin 24'0" x 7'0" (7.32 x 2.13)

Power and lighting throughout, two double glazed windows to side, two electric heaters.

Garage 35'0" x 10'0" (10.67 x 3.05)

Power and lighting throughout, fitted workbench, side access to garden, roller shutter door to front.

The Location

An ideal base for local schools and nearby shops, public transport services offering links throughout the black Country and Birmingham. Motorway networks are accessible via the M5 in Halesowen or Bromsgrove. Stevens Park is just a short walk away providing a large outside area ideal for those four legged friends of ours!

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.

Council Tax Band C

Money Laundering Regulations

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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



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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.

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