



Offered with no upward chain, this beautifully maintained 4 bedroom detached home is ideally situated in a highly desirable cul de sac, perfect for family living. The property features a driveway providing off road parking, and upon entry, a welcoming entrance hall with a convenient downstairs WC. The home is light filled and tastefully decorated, boasting a cosy living room that opens into a dining room, ideal for entertaining. The well appointed fitted kitchen is complimented by a versatile hallway giving access to the driveway, garage and a separate utility room, providing excellent storage and practicality. Upstairs, you 'll find a large landing with doors radiating off to the house bathroom and four bedrooms, all with fitted wardrobes/storage, including a spacious master bedroom with ensuite. To the rear, the low maintenance garden offers a space perfect for alfresco dining and outdoor relaxation.

Approach

The approach is by way of gravel driveway providing off road parking for numerous vehicles leading you to the following accommodation.

Entrance Hall

Wood effect 'Karndean' floor with decorative trim, stairs rising to the first floor, central heating radiator, door to living room and downstairs WC

Downstairs WC

'Karndean' flooring flowing from the entrance hall, low flush WC, wall mounted wash hand basin, double glazed window and central heating radiator.

Living Room

12'1" x 17'0" (3.7m x 5.2m)

Gas feature fire with marble effect surround and hearth, double doors to the dining room, double glazed bay window and central heating radiator.

Dining Room

15'1" x 12'1" (4.6m x 3.7m)

Understairs storage cupboard, double glazed 'French' doors to the rear garden, door to kitchen, double glazed window and central heating radiator.

Kitchen

10'9" x 11'1" (3.3m x 3.4m)

Inset sink top with drainer built into rolled edge laminate work top, wall and base units, 4 ring gas hob and cooker hood, 'eye-level' built in double electric oven, integrated dishwasher and fridge freezer, door to the rear garden and inner hall, double glazed window and central heating radiator.

Inner Hall

'Karndean' floor with decorative trim, doors leading to the driveway, utility and garage.

Utility

Stainless steel sink top with drainer, wall and base unit, plumbing for washing machine, extractor fan and central heating radiator.

Garage

15'8" x 8'2" (4.8m x 2.5m)

Wall and base units with work top, up and over door, light and power points.



Landing

A spacious landing with doors radiating off to all bedrooms and house bathroom, (cupboard over the stairs housing combination boiler) double glazed window and central heating radiator.

Bedroom One

14' 5" x 8' 10" to wardrobe (4.4m x 2.7m to wardrobe)

Fitted wardrobes and drawers, door to ensuite, double glazed window and central heating radiator.

Ensuite

Shower cubicle with shower fitting, wash hand basin and low flush WC built into vanity unit and wall tiles.

Bedroom Two

15' 1" x 11' 5" (4.6m x 3.5m)

Fitted wardrobes and dressing table, two double glazed windows and central heating radiator.

Bedroom Three

8' 10" x 12' 1" (2.7m x 3.7m)

Fitted wardrobes, double glazed window and central heating radiator.

Bedroom Four

9' 2" x 5' 10" (2.8m x 1.8m)

Fitted wardrobes and dressing table plus fitted drawers built under bed, double glazed window and central heating radiator.

House Bathroom

Shower cubicle with shower fitting, low flush WC and wash hand basin built into vanity unit, panelled bath, wall tiles, double glazed window and central heating radiator.

Rear Garden

Paved patio area perfect for alfresco dining, stepped sleepers up to gravelled area with mature flowers and flowering shrubs and archway to further seating area. Gated side access.

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 £30 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.

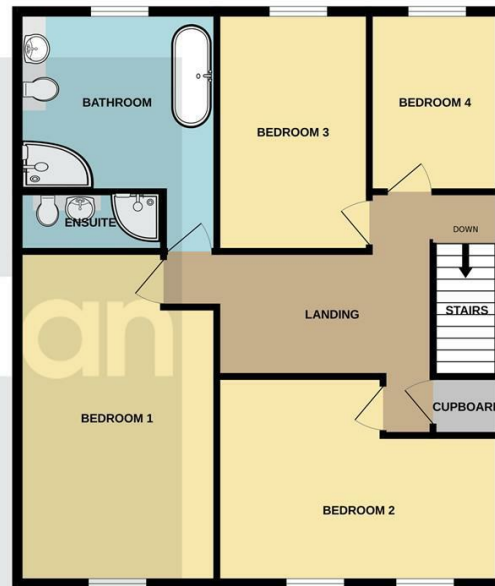


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(49-54) E			(49-54) E		
(39-48) F			(39-48) F		
(21-38) G			(21-38) G		
(1-20) Not energy efficient - higher running costs			(1-20) Not environmentally friendly - higher CO ₂ emissions		
Current: 69	Potential: 75		Current: 69	Potential: 75	
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

GROUND FLOOR



1ST FLOOR



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 operability or efficiency can be given.
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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 £300 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.

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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.

Council Tax Band D

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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.

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

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

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