



**LexAllan**

local knowledge exceptional service

100 Lea Vale Road, Norton, Stourbridge, DY8 2AT



**\*\* PRIME POSITION ON THE EVER SO POPULAR  
'LEA VALE ROAD' \*\***

This charming two bedroom semi detached bungalow has been well modernised by the current owner & is truly ideal for those looking to downsize. Offering spacious accommodation throughout & located in one of Nortons most sought after address's this is a must view.

In brief the property comprises; entrance hall, lounge/diner, kitchen, two well sized bedrooms & shower room. To the rear is a private garden along with off road parking to front & garage. Call us today to arrange your viewing.



**Approach**

Driveway to front with tidy lawn area.

**Entrance Hall**

Spacious hall with doors off to all accommodation.

**Lounge/Diner**

20'8" x 14'5" (6.31 x 4.40 )

Electric fire with surround, patio doors open into the garden, door off to kitchen, two central heated radiators.

**Kitchen**

9'4" x 8'7" (2.87 x 2.64 )

Variety of wall and base units, four ring gas hob, double electric oven, double glazed window to rear, sink and drainer, door to side leading to garden.

**Bedroom 1**

13'10" x 12'2" (4.24 x 3.72 )

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

**Shower Room**

Shower, wash hand basin/w.c vanity, double glazed window to side, central heated radiator.





**Bedroom 2**  
10'9" x 8'7" (3.29 x 2.63 )

Fitted wardrobe, central heated radiator, double glazed window to side.

**Garden**

Private & peaceful garden with patio area ideal for hosting friends & family, tidy lawn with a border of mature shrubs.

**Garage**

Door to front with power & lighting through.

**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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(29-38) <b>F</b>		(29-38) <b>F</b>	
(13-28) <b>G</b>		(13-28) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, ceilings, rooms and the plot area have been approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should not be relied upon as a contractual document. The services, systems and appliances shown here are not intended and no guarantee is made for their operation or condition at the time.  
Made with HotPlan 1/2021



## 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.

## 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 £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.

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 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.

## Council Tax Band D



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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