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9 Platts Crescent, Stourbridge, DY8 4YY

Nestled in the charming area of Platts Crescent, Stourbridge, this semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting four well-sized bedrooms, this property is perfect for those looking to upsize and enjoy ample living space.

As you enter, you are greeted by three inviting reception rooms, each offering a versatile area for relaxation, entertainment, or family gatherings. The generous layout ensures that there is plenty of room for everyone to enjoy their own space while still being connected to the heart of the home.

In brief the property comprises; porch, entrance hall, lounge, dining room, kitchen, snug & bathroom. To the first floor is the second bedroom with en-suite, two further double bedrooms & shower room. Stairs lead to the master bedroom & en-suite.

Approach

Path leading to the porch.

Porch

Door off to entrance hall with Minton tiled flooring through.

Entrance Hall

Spacious hall with doors off to all ground floor accommodation, stairs lead to the first floor, central heated radiator, Minton flooring through.

Lounge

14'2" x 10'4" (4.32 x 3.17)

Double glazed bay window to front, tow central heated radiators.

Dining Room

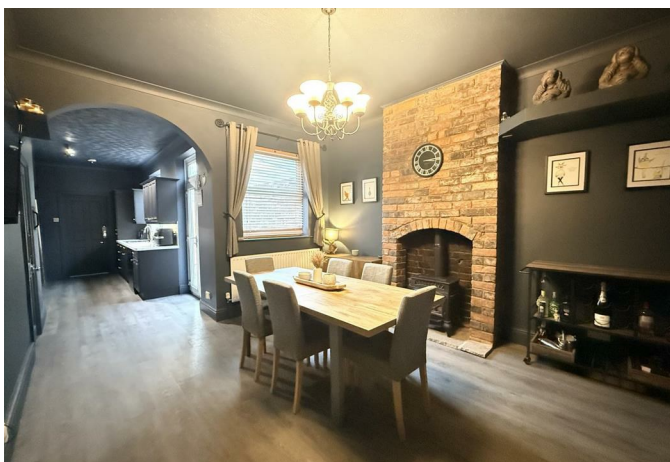
14'4" x 12'0" (4.39 x 3.67)

Electric fire with exposed brick surround, double glazed window to rear, opening to the kitchen, central heated radiator.

Kitchen

16'7" x 8'9" (5.07 x 2.68)

Variety of wall and base units, electric oven & hob, sink and drainer, plumbing for dishwasher, under cupboard downlights, double glazed window to side, door to snug room.



Snug

9'1" x 8'8" (2.79 x 2.66)

Two double glazed windows to side, central heated radiator.

Bathroom

Bath, large walk in shower, wash hand basin, w.c, spot lights, central heated radiator.

Landing

Doors off to all first floor accommodation, stairs rise to second floor, two storage cupboards.

Bedroom 2

14'1" x 10'6" (4.31 x 3.21)

Two double glazed windows to rear, central heated radiator, door off to en-suite.



En-Suite

Shower, wash hand basin, w.c, double glazed window to front, spot lights.

Bedroom 3

14'5" x 9'3" (4.40 x 2.83)

Double glazed window to rear, central heated radiator.

Bedroom 4

10'5" x 8'8" (3.20 x 2.66)

Double glazed window to rear, central heated radiator.



Shower Room

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

Landing

Door off to master, double glazed window to rear.

Master Bedroom

21'3" x 10'2" (6.48 x 3.11)

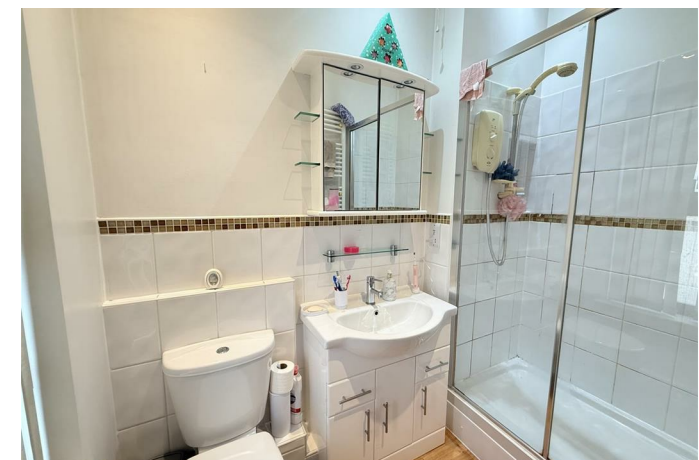
Superb sized master with door off to en-suite, double glazed window to rear along with two skylights to the front, spot lights, central heated radiator.

En-Suite

Spa style shower, wash hand basin, w.c, spot lights, additional storage.

Vestibule

Door off to rear garden, central heated radiator.



Rear Garden

Easy to maintain garden that is ideal for hosting summer evenings with friends & family, additional access to the double garage.

Double Garage

Power & lighting throughout, stairs rise to additional storage above.

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.

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 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.

