



LEX ALLAN COLLECTION welcomes you to Lea Vale Road
A beautifully extended four bedroom detached home, enjoying fabulous views over the established Stourbridge Golf Course, perfectly positioned along the 12th fairway.
The property has been thoughtfully extended and offers spacious accommodation throughout. Spacious reception hallway complete with guest cloakroom, cloaks and boot cupboard. Stunning extended lounge is filled with natural light from Velux windows and patio doors. Double doors open into a sizeable dining room, ideal for entertaining, with further door leading to study and access to single garage. The contemporary kitchen is beautifully appointed with sleek units and white granite work surfaces, complemented with island seating area. Upstairs, the master bedroom benefits from built-in wardrobes. Bedroom Two features an en-suite shower room, while bedroom three is a further generous double; and bedroom four a comfortable single room. The stylish house bathroom is finished in a contemporary style, offering a bath with shower over and side screen, vanity unit, and WC. There is also an additional shower room. Externally, the private south-facing garden is perfect for entertaining and enjoys superb views across the established golf course.
To the front, a block paved driveway provides off-road parking for three to four vehicles.
One of Norton's most sought-after of addresses with Mary Stevens Park and many other amenities just a short walk away.

Reception Hallway

Spacious reception hallway with laminated flooring throughout, staircase rising to first floor. Guest cloakroom, radiator and two built-in cupboards providing ample storage for shoes and coats.

Guest Cloakroom

Comprising of low flush WC and vanity washbasin with complementary laminate flooring and radiator.

Breakfast Kitchen

15'2" x 12'1"

Contemporary style breakfast kitchen featuring sleek grey units with white granite work surfaces, having superb island seating area, integrated dishwasher, microwave, wine cooling fridge, American fridge-freezer and range cooker. The laminate flooring continues throughout, with double-glazed window to the front of the property with additional Velux window providing excellent natural light and radiator.



Lounge
21'1" x 14'1"

Excellent lounge featuring a striking fireplace, patio doors offering views over the rear garden, two Velux windows that flood the room with natural light, radiator and continued laminate flooring. Double doors lead to dining room

Dining Room
18'8" x 11'0"

A well-proportioned dining room ideal for entertaining, featuring double-glazed window overlooking the rear garden, and Velux window, radiator and continued laminate flooring and door leading to study.

Study
14'7" x 8'2"

Study featuring laminate flooring, radiator, two spotlights and door providing access to the garage.

Bedroom One
12'1" x 11'5"

A light and airy room enjoying wonderful views over the 12th fairway of Stourbridge Golf Club, and benefits from built-in wardrobe and radiator.

Bedroom Two
17'3" x 8'5"

Excellent size room, again enjoying views over the 12th fairway and benefits from en-suite shower room and radiator.

En Suite

Contemporary design having low flush WC, vanity unit with wash basin, double shower and complimentary wall and floor tiling.

Bedroom Three
11'6" x 10'9"

Further double bedroom, with views to the rear and benefiting from built-in double wardrobe and radiator.

Bedroom Four
9'4" x 6'5"

Single bedroom having double-glazed window overlooking to the front of the property. Ceiling light point and radiator.



House Bathroom
9'11" x 7'7"

Beautifully presented house bathroom featuring a bath with shower over and glass side screen, a grey panelled vanity unit with matching doors, low-flush WC, complimentary tiling to both floor and walls, stylish radiator, and an obscured window overlooking the front of the property.

Shower Room

Further separate shower room of contemporary design, having double shower, low flush WC and wash basin.

Garage

16'6" x 9'3"

Having power and light and roller shutter door.

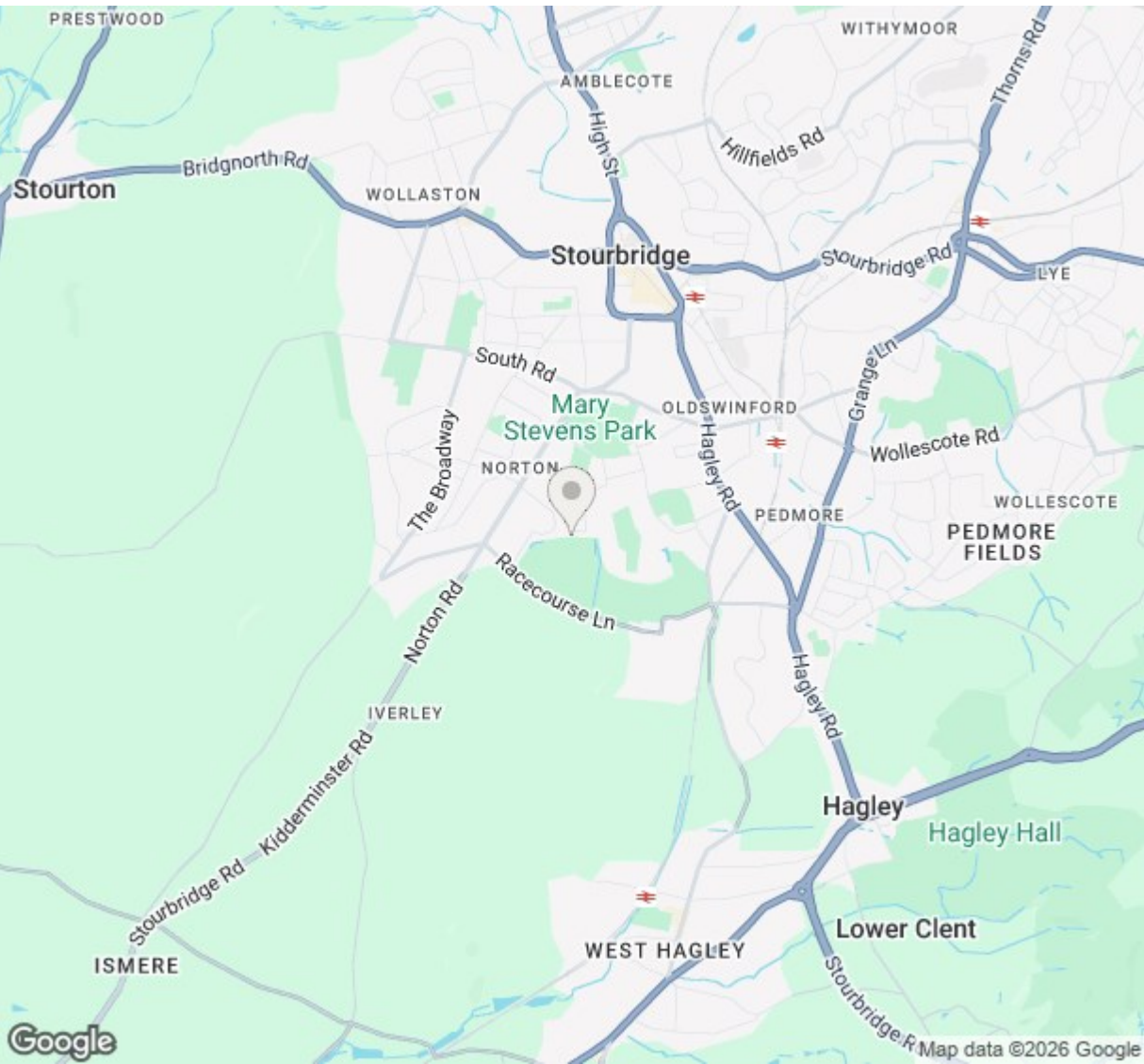
Garden

Landscaped private south-facing rear garden featuring porcelain paving and a generous patio ideal for al fresco dining, while enjoying views over the 12th fairway. The garden is complemented by mature planted borders and a garden shed, with side access leading to the front of the property where ample parking is provided via block paved driveway.

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.

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.

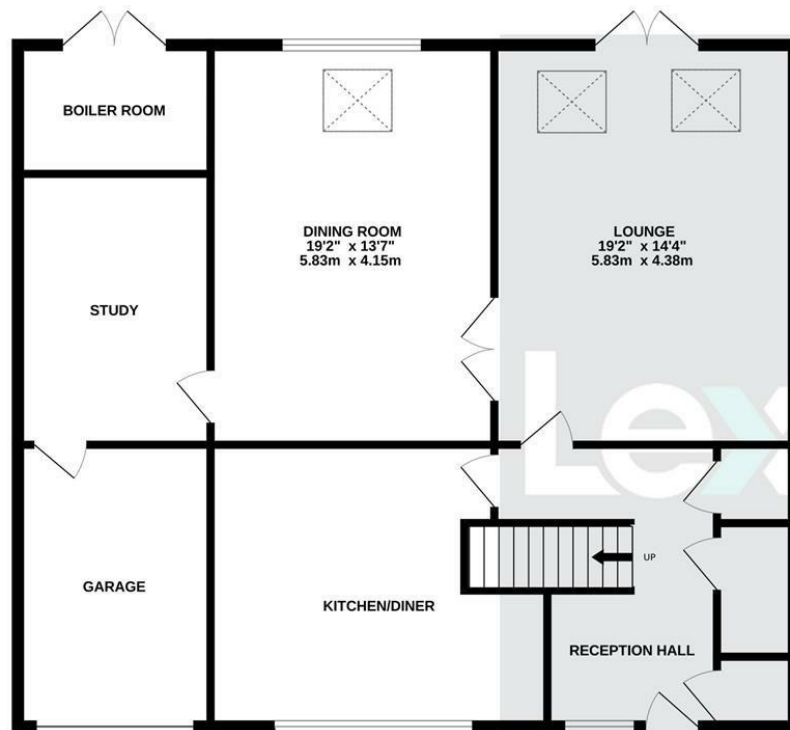
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide 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.

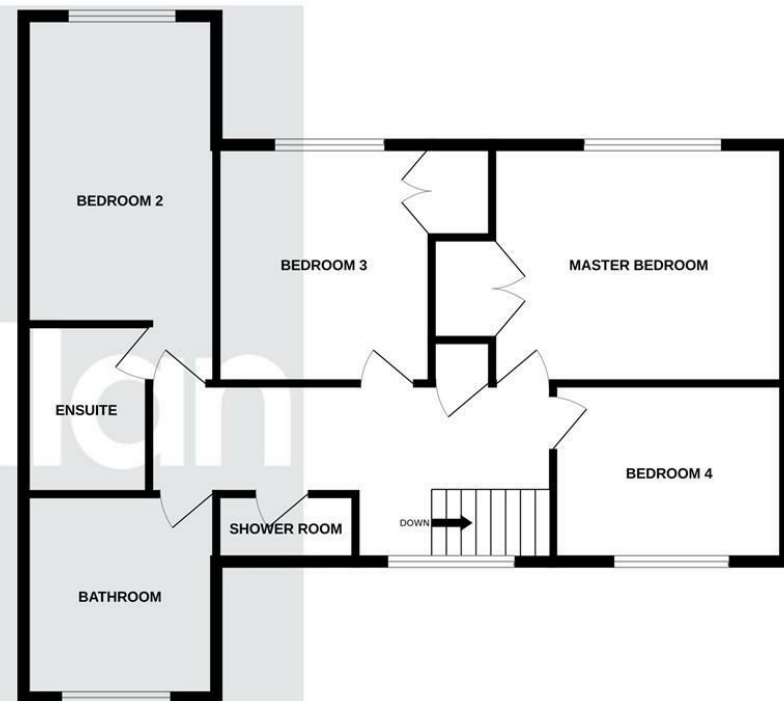
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would 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.



GROUND FLOOR
1214 sq.ft. (112.8 sq.m.) approx.



1ST FLOOR
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA : 2059 sq.ft. (191.3 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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