



LexAllan

local knowledge exceptional service

220 Heath Farm Road, Stourbridge, DY8 3AW

** FAMILY HOME IN PRIME NORTON **

This three bedroom detached family home has been tremendously modernised by the current owner & truly offers turn key ready accommodation. Nestled with the sought after location of Norton, you are surrounded by superb amenities & schooling options for all ages.

In brief the property comprises; entrance hall, lounge, kitchen/diner, utility, study & guest w.c. To the first floor are three bedrooms & house shower room. To the rear is a private garden along with off road parking & garage to front. Call today to arrange your viewing.



Approach

Tarmac driveway to front.

Entrance Hall

Spacious hall with door off to lounge, central heated radiator, stairs rise to first floor.

Lounge

Centred electric fireplace, double glazed window to front, central heated radiator, door off to kitchen.

Kitchen/Diner

Modern fitted kitchen offering a variety of wall and base units, electric oven, induction hob, double glazed window to rear, central heated radiator.



Utility

Worksurface with plumbing for washing machine & tumble dryer under, door off to rear garden.

WC

Wash hand basin, w.c.

Study

Power & lighting throughout, central heated radiator, door to garage/store.



Landing

Airy landing with doors off to all first floor accommodation, double glazed window to side, loft access.

Bedroom 1

Fitted wardrobes, two double glazed windows to front, central heated radiator.

Bedroom 2

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

Bedroom 3

Fitted wardrobes, double glazed window, central heated radiator.

Shower Room

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

Garden

A private & peaceful garden offering patio area ideal for hosting friends & family, tidy lawn area can be found as well.

Garage

Door to front with power & lighting throughout.

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		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		63	70
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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		



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.

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.



We warrant that all information has been made to ensure the accuracy of the description contained here. Measurements of rooms, distances, areas and other data are approximate and should not be relied upon as a statement or representation of fact. This plan is for illustrative purposes only and should be used as a guide to the general layout of the property. The actual dimensions and other details may vary from those shown on the plan. We warrant that the information is true to the best of our knowledge.



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