



**LexAllan**

local knowledge exceptional service

2A Swinford Road, Oldwsinford, Stourbridge, DY8 2LQ

**\*\* CHARMING DETACHED IN THE HEART OF  
OLDSWINFORD VILLAGE \*\***

This immaculately presented three bedroom detached family home has been tremendously modernised & maintained by the current owner. Nestled within Oldswinford Village you are truly surrounded by superb amenities, eateries & five star transport links. Schooling options for all ages are also surrounding this lovely home.

In brief the property comprises; entrance hall, lounge, diner, kitchen, utility & guest w.c. To the first floor is the master bedroom with en-suite, two further bedrooms & house bathroom. To the rear is an easy to maintain peaceful garden, tidy gated front garden, off road parking & garage. Call us today to arrange your viewing.



**Approach**

Gated courtyard garden with mature shrubs along with driveway to the side.

**Entrance Hall**

Welcoming hall with door off to lounge & guest w.c, central heated radiator.

**Lounge**

**15'0" x 10'4" (4.58 x 3.15 )**

Open planned space with the dining room, double doors opening into the garden, double glazed window to front, two central heated radiators, stairs rise to first floor.



**Dining**

**8'10" x 8'3" (2.71 x 2.53 )**

Central heated radiator, door off to kitchen.

**Kitchen**

**8'11" x 8'7" (2.74 x 2.64 )**

Wall and base units, 'Hoover' electric oven, 'Zanussi' gas hob, sink and drainer, plumbing for dishwasher, opening to the utility, under stair storage cupboard, tiled flooring, door off to garden, central heated radiator.



**Utility**

**6'11" x 5'10" (2.13 x 1.78 )**

Wall and base units, plumbing for washing machine, double glazed window to front, tiled flooring, central heated radiator.

### W.C

Wash hand basin, w.c, central heated radiator, tiled flooring, double glazed window to front.

### Landing

Spacious landing with doors off to all first floor accommodation, double glazed window to rear, airing cupboard.

### Master Bedroom

11'9" x 8'5" (3.59 x 2.57 )

Fitted wardrobes, double glazed window to front, central heated radiator, door off to en-suite.



### En-Suite

Shower, wash hand basin, w.c, spot lights, central heated radiator, tiled flooring, two double glazed windows to rear.



### Bedroom 2

9'1" x 8'3" (2.77 x 2.54 )

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



### Bedroom 3

8'1" x 6'8" (2.47 x 2.04 )

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



### Bathroom

Bath with shower over, wash hand basin, w.c, double glazed window to side, central heated radiator, tiled flooring.



### Garden

A peaceful garden with tow patio areas, generous artificial lawn mature shrubs throughout, access to the garage.

### Garage

Power & lighting throughout, additional loft storage above, up & over door to front.

## 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.

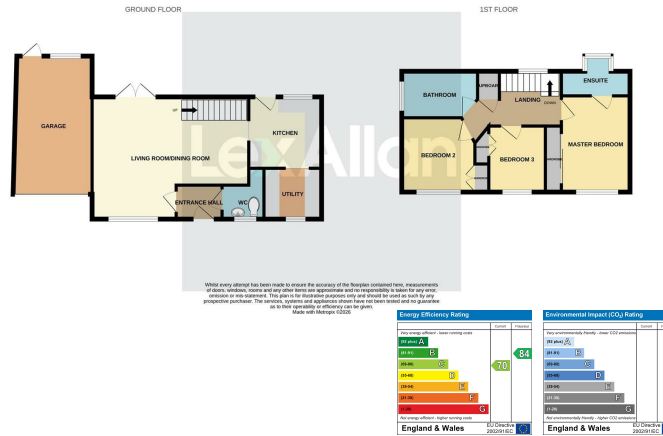
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide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

**IMPORTANT NOTICE** The 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 impressions) 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.



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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