



**LexAllan**

local knowledge exceptional service

2 Chestnut Close, Stourbridge, DY8 3JL

**\*\* APPRECIATE THE LOCATION ON THIS ONE \*\***

This immaculate three bedroom semi detached has been truly well maintained by the current owners & offers turn key ready accommodation. Nestled on a quiet address in Norton you are spoilt by bridlepaths & local amenities a short walk away.

In brief the property comprises; entrance hall, lounge, dining room with opening to the kitchen, guest w.c, three well sized bedrooms & house bathroom. To the rear is a private garden with summer house along with a block paved driveway to front providing ample off road parking. Chestnut Close has also recently had a new roof! Call today to arrange your viewing.



### Approach

Block paved drive to front providing ample off road parking.

### Entrance Hall

Spacious hall with doors off to all ground floor accommodation, stairs rise to first floor, under stair storage cupboard.

### Lounge

16'3" x 11'3" (4.96 x 3.44 )

Centred log burner with surround, double glazed bay window to front, central heated radiator.



### Dining Area

11'11" x 11'2" (3.64 x 3.41 )

Double doors open into the garden, opening into the kitchen, central heated radiator.



### Kitchen

11'2" x 8'2" (3.42 x 2.51 )

Variety of wall and base units, 'Siemens' electric oven, four ring gas hob with extractor over, sink and drainer, integrated fridge/freezer & washing machine, spot lights, double glazed window to rear.



### W.C

Wash hand basin, w.c, chrome heated towel rail, tiled flooring.

### Bedroom 3

10'11" x 9'10" (3.35 x 3.01 )

Double glazed window to front, central heated radiator.

### Landing

Bright & airy landing with doors off to all first floor accommodation, double glazed window to side, airing cupboard.

### Bedroom 1

13'4" x 10'1" (4.08 x 3.08 )

Double glazed window to front, central heated radiator.

### Bedroom 2

11'2" x 9'3" (3.42 x 2.82 )

Double glazed window to rear with far reaching views, central heated radiator.

### Bathroom

Bath, shower, wash hand basin, w.c, chrome heated towel rail, two double glazed windows to side.

### Garden

A private & peaceful garden with generous patio area ideal for those summer evenings spent with friends & family, today lawn along with access to the summer house.

### Summer House

Ideal home office space or currently set up as a gym.

### Store

13'1" x 6'11" (4.00 x 2.11)

With a gate to the front of the property and a gate to rear garden.



## 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** 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.



The Auction House, 87 - 88 St. Johns Road,  
Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

**LexAllan**

local knowledge exceptional service