



**LexAllan**

local knowledge exceptional service

64 Osmaston Road, Stourbridge, DY8 2AW

**\*\* DOES A DETACHED BUNGALOW GET MUCH BETTER THAN THIS? \*\***

This exceptional detached three bedroom offered tremendous amount of spacious accommodation spread over two floors. Having very versatile living, Osmaston Road will tick for the boxes for all those needing to upsize or an ideal downsize. Nestled on a very well known address in the heart of Norton, you are surrounded by superb amenities, open green spaces & Stourbridge Golf Club on your doorstep.

In brief the property comprises; porch, reception hall, lounge with sitting room off, kitchen & dining room, three well sized bedrooms with a jack & jill shower room along with an additional bathroom to the first floor. A private garden to the rear, tandem double garage & not forgetting ample off road parking to the front. All of this accommodation is now being offered with NO UPWARD CHAIN.

**Approach**

Driveway to front providing off road parking for multiple vehicles with tidy lawn area.

**Porch**

Door off to reception hall.

**Reception Hall**

Warm & welcoming hall with doors off to all ground floor accommodation, stairs rise to first floor, central heated radiator, under stair storage.

**Lounge**

14'0" x 12'5" (4.27 x 3.79 )

Double glazed window to front, central heated radiator, opening to additional sitting room.

**Sitting Room**

11'5" x 7'10" (3.48 x 2.40 )

Double glazed window to front, central heated radiator.

**Dining Room**

11'11" x 10'1" (3.64 x 3.08 )

Patio doors open into the garden, opening to the kitchen, central heated radiator, spot lights.



### Kitchen

9'10" x 9'10" (3.02 x 3.01)

Modern fitted kitchen with a variety of wall and base units, integrated goods including dishwasher, washing machine, fridge & freezer, 'Neff' electric oven & induction hob, sink & drainer, spot lights, double glazed window to rear.

### Bedroom 2

10'9" x 10'0" (3.28 x 3.05)

Double glazed window to front, storage into the eaves, central heated radiator.

### Jack & Jill Shower Room

Walk in shower, wash hand basin, w.c, double glazed window to front, central heated radiator.

### Landing

Doors off to all first floor accommodation.

### Bedroom 1

13'4" x 10'2" (4.08 x 3.12 )

Double glazed window to front, central heated radiator, storage into the eaves.

### Bedroom 3

12'5" x 8'10" (3.80 x 2.71 )

Built in wardrobe, airing cupboard, central heated radiator, double glazed window to side.

### Bathroom

Bath with shower over, wash hand basin, w.c, central heated radiator, spot lights, double glazed window to rear.

### Double Tandem Garage

29'7" x 9'3" (9.04 x 2.83 )

Electric up & over door to front, power & lighting throughout.

### Garden

A private & peaceful garden to the rear offering generous lawn area & access into the garage.



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.

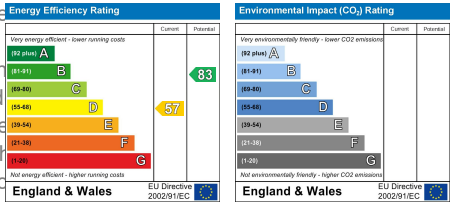
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide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

The same also applies if we have provided your details to any other service relevant to your property purchase. We are confident that the referral fee of £200 inc vat. The fee that you would pay had you used the service directly 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.



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