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local knowledge exceptional service

117 Hagley Road, Oldswinford, Stourbridge, DY8 1RD

**** DOES A LOCATION GET MUCH BETTER THAN THIS? ****

This exceptional four bedroom terrace is oozing with charm & character from the first step in the door. Being turn key ready & spacious accommodation this truly is the ideal upsize for those needing more space. Nestled in the heart of Oldswinford you are surrounded by superb local amenities, eateries & schooling options to cater for all ages. Not forgetting Stourbridge Junction a short walk away!

In brief the property comprises; reception hall, lounge, sitting room, kitchen/breakfast/family room, sun room & guest w.c. To the first floor are three well sized bedrooms & modern house bathroom. A spiral staircase allows access to the master bedroom & en-suite. A courtyard can be found to the rear along with off road parking and additional rear garden. Viewings are highly recommended to appreciate the accommodation on offer.



Approach

Steps lead up to allow access to the reception hall.

Reception Hall

A warm & welcoming hall with doors off to all ground floor accommodation, stairs rise to the first floor, original quarry tiled flooring throughout, central heated radiator.

Lounge

13'11" x 11'11" (4.25 x 3.64)

Centred log burner with surround, double glazed sash windows to front, central heated radiator.

Sitting/Dining Room

12'4" x 11'5" (3.77 x 3.50)

Centred Log burner, double doors opening into the sun room, electric heated radiator.



Kitchen/Breakfast/Family Room

22'10" x 10'0" (6.98 x 3.06)

The heart of the home is this open planned room with the kitchen offering a variety of wall and base units, integrated good including fridge/freezer, dishwasher & wine cooler, sink and drainer, space for Rangemaster style oven, breakfast bar, bifold doors open into the sun room, two double glazed windows to rear along with additional to the side, spot lights.

Sun Room

Ample fitted storage throughout, power & lighting provisions, door off to courtyard



W.C

Wash hand basin, w.c.

Landing

A bright & spacious landing with doors off to all first floor accommodation, spiral staircase leads to the master bedroom, double glazed sash window to rear.

Bedroom 2

12'4" x 10'2" (3.78 x 3.12)

Built in wardrobes, double glazed sash window to rear, central heated radiator.

Bedroom 3

12'0" x 7'8" (3.66 x 2.35)

Sash window to front with secondary glazing fitted, central heated radiator.

Bathroom

Bath, wash hand basin, w.c, built in shelving, tiled flooring, spot lights, central heated radiator, double glazed window to rear.

Bedroom 4

9'10" x 9'1" (3.00 x 2.77)

Sash window to front with secondary glazing, central heated radiator.

Landing

Door off to master bedroom.

Master Bedroom

Built in wardrobe space, door off to en-suite, skylight allowing natural light to flood in, spot lights, loft access, additional eaves storage.

En-Suite

Shower, wash hand basin, w.c, double glazed window to rear, spot lights.

Courtyard

Additional seating area ideal for the morning coffee, gate gives access to the garden & off road parking.

Garden

Pickett fence with tidy lawn area & additional patio ideal for those summer evenin

Driveway

Off road parking provi space can be made.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	79	England & Wales EU Directive 2002/91/EC	50

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 significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and other areas have not been taken and no responsibility is taken for any discrepancies between the floorplan and the actual property. The contents, fixtures and appliances shown have not been tested and no guarantee is given that they are in working order. Views are for information only and do not constitute an offer.



Council Tax Band C

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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