



LexAllan

local knowledge exceptional service

57 Osmaston Road, Stourbridge, West Midlands, DY8 2AN

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

This immaculately presented two bedroom detached bungalow has been well modernised & maintained by the current owners over many years of ownership. Nestled within a very well known address in Norton you are surrounded by superb amenities. A true asset to NO.57 is the undisturbed views to the rear of Stourbridge Golf Club. This will tick the boxes for those looking for turn key ready accommodation.

In brief the property comprises; kitchen, lounge/diner, two double bedrooms & shower room. A private garden to the rear along with ample parking to front with a garage to the side. Viewings are highly recommended to appreciate the accommodation on offer.

Approach

Tarmac drive providing off road parking for multiple vehicles, decorative slate chipped area with mature shrubs throughout.

Kitchen

12'0" x 9'3" (3.66 x 2.84)

Modern fitted kitchen with 'Neff' double oven & induction hob, integrated goods including fridge/freezer & dishwasher, sink & drainer with mixer tap & waste disposal, variety of wall and base units, spot lights, pantry cupboard, double glazed window to front & side elevation, Karndean flooring, central heated radiator.

Lounge/Diner

19'10" x 13'5" (6.07 x 4.09)

Feature gas fireplace with surround, double glazed bay window to front, solid Oak flooring, central heated radiator.

Hall

Doors off to all further accommodation, Karndean flooring, loft access with drop down ladder.

Bedroom 1

12'8" x 12'7" (3.87 x 3.84)

'Sharps' fitted wardrobes providing ample storage, central heated radiator, door off to the garden.



Bedroom 2
12'7" x 10'2" (3.84 x 3.11)

Built in wardrobe, central heated radiator, door off to rear garden.

Shower Room

Shower, wash hand basin, w.c, double glazed window to side, Karndean flooring.

Rear Garden

An asset is this private & peaceful garden that offers a generous patio area ideal for those summer evening spent with friends & family, a neat & tidy lawn with a border of mature shrubs. Secure gate to the rear gives access to Stourbridge Golf Club. Garden store with separate w.c with rear door to access to garage. Secure side access runs down the side of the property.

Garage
18'10" x 8'2" (5.76 x 2.50)

Two doors to front along with side door giving access to the garden, power & lighting, worksurface with plumbing for washer & dryer under, Worcester Bosch combi boiler.

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		
(49-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	83

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		
(49-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Money Laundering Regulations.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.

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