



**** JUST TAKE A LOOK AT THE ACCOMMODATION ON OFFER ****

This spacious detached family home has been freshly decorated throughout & is now being offered with no upward chain. Nestled within a quiet address in Stourbridge you are surrounded by superb amenities, schooling options along with open green space situated to the front. Old Hall Close will cater for all those looking to upsize, downsize or even looking to make that step onto the property ladder.

In brief the property comprises, entrance hall, lounge, kitchen/breakfast room, dining room, sitting room & guest w.c. To the first floor are four well sized bedrooms & house bathroom. A private & peaceful garden to the rear with access leading into the garage. Ample parking for multiple vehicles can be found to the front. Viewings are highly recommended to appreciate the accommodation on offer.

Approach

Tarmac drive to front providing ample off road parking for multiple vehicles.

Entrance Hall

Doors off to all ground floor accommodation, stairs rise to first floor.

Lounge

15'0" x 14'1" (4.59 x 4.31)

GAs fire place with surround, double doors opening to kitchen/breakfast room, double glazed window to front, central heated radiator.

Kitchen/Breakfast Room

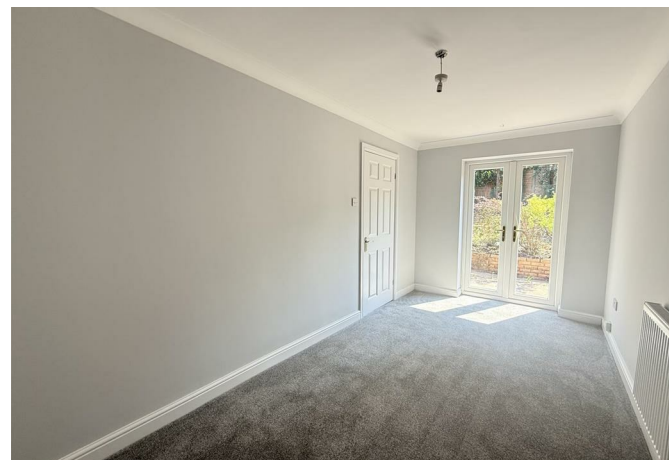
14'11" x 9'8" (4.57 x 2.97)

Variety of fitted kitchen units, electric oven, four ring gas hob with extractor over, sink & drainer, plumbing for washing machine, tiled flooring through, double glazed window to rear overlooking the garden, door off to dining room with double doors giving access to the garden.

Dining Room

15'3" x 7'6" (4.66 x 2.30)

Double doors opening to the garden, central heated radiator.



Sitting Room

11'4" x 7'6" (3.46 x 2.3)

Double glazed window to front, central heated radiator.

W.C

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

Landing

Spacious landing with doors off to all first floor accommodation, airing cupboard, loft access.

Bedroom 1

15'1" x 9'2" (4.60 x 2.81)

Two double glazed windows to front, storage cupboard, central heated radiator.

Bedroom 2

14'4" x 7'6" (4.37 x 2.30)

Dual aspect double glazed window to front & rear, central heated radiator.

Bedroom 3

9'9" x 8'7" (2.98 x 2.64)

Double glazed window to rear, central heated radiator.

Bathroom

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

Bedroom 4

9'8" x 6'2" (2.95 x 1.90)

Double glazed window to rear, central heated radiator.

Garage

20'6" x 10'6" (6.25 x 3.22)

Up & over door to front, power & lighting through along base units, sink & drainer with plumbing for washing machine under.

Garden

A private & peaceful garden with patio area along with generous lawn area & secure side access leading to the 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.

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 the cost of advertising the property on the open market. 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

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