LexAllan

local knowledge **exceptional service**

40 Hungerford Road, Norton, Stourbridge, West Midlands, DY8 3AB

RICS

An exceptional opportunity to purchase an immaculately presented and individual detached home having undergone a fastidiously delivered refurbishment by its current owners and now offers a wealth of accommodation which is crisp clean and contemporary. Located at this prestigious address in the heart of Norton this extended family home leaves you with the option of having a three or four bedroom configuration! The huge third bedroom has potential to create either two bedrooms or a master bedroom suite with dressing room and en suite - the choice is yours!

The accommodation unfolds seamlessly beyond a light and welcoming entrance hall with study off and a impressive lounge to the front. A stunning kitchen sits at the rear of the property which is open plan to the family room. A useful utility has a shower room and garage off.

On the first floor are three bedrooms with the potential to make four, a shower room en suite and a luxurious family bathroom.

An impressive driveway providing off road parking for several vehicles lies to the front while to the rear is a private garden delivering outside space eminently suited for relaxation or entertainment.

Approach
The approach is by way of tarmac driveway providing ample off road parking leading you to the following accommodation.

Welcoming Entrance Hall
Stairs off rising to the first floor, wooden 'Rationel' extra wide front door, useful understairs storage cupboard, sliding door into the kitchen/family room, door to study/play room, engineered oak flooring, double glazed window with fitted 'Plantation' shutters and bench style central heating radiator.

Living Room
19'9 x 11'10
Feature marble effect back plate and hearth framing an open fire, decorative coving, double glazed window with fitted 'Plantation' shutters and two central heating radiators.

Study
11'11 x 10'5
Double glazed window with fitted 'Plantation' shutters and central heating radiator.

Open Plan Dining Kitchen
18'6 x 16'10
Inset stainless steel double sink with drainer built into 'Quartz' work top, range of base units, range of built in appliances including fridge, freezer, 'Neff' dishwasher, two 'Neff' ovens, 'Neff' steam oven and 'Neff' oven/microwave/grill, feature island with 'Quartz' work top, 'Neff' induction hob with contemporary extracting cooker hood, range of base units, two double glazed 'French' doors opening into rear garden, door into the utility, engineered oak flooring which flows into the sitting area, two velux windows and two central heating radiators.

Open Plan Sitting Area/Family Room

15′2 x 11′1

Engineered oak flooring, velux window, two double glazed windows and central heating radiator.

Utility

Inset stainless steel sink with drainer built into 'Quartz' work top, base units, plumbing for washing machine, space for tumble dryer, engineered oak flooring, doors off to shower room, garage and rear garden, velux window and central heating radiator.

Shower Room

Low flush WC, wall mounted wash hand basin, shower fitting, wall and floor tiles, heated towel rail and double glazed window.

Landing

Loft hatch access, double glazed window with fitted 'Plantation' shutters and central heating radiator.

Bedroom One

20′0 max x 12′0

Shower room en suite off, two double glazed windows with fitted 'Plantation' shutters and two central heating radiators.

Shower Room En Suite

Walk in shower with shower fitting and pedestal wash hand basin, low flush WC, chrome heated towel rail, wall tiles and double glazed window with fitted 'Plantation' shutters.

Bedroom Two

10′5 x 9′3

Double glazed window with fitted 'Plantation' shutters and central heating radiator.

Bedroom with Massive Potential!

28′11 x 12′7 approx

A great opportunity is offered to you by the vendors to 'Tailor - make' the bedroom space of your dreams - there is the option to make this a 'Master' bedroom suite with dressing area and en suite or split it into two bedrooms with one room having an en suite! The choice is yours and will be delivered between exchange and completion.

Family Bathroom

Freestanding luxury oversized bath tub, pedestal wash hand basin, low flush WC, chrome heated towel rail and double glazed window with fitted 'Plantation' shutters.

Garage

27′10 x 12′9

Cold water tap, Hofmann electric garage door, light and power points.

Rear Garden

Outbuilding with light, power and useful storage space to the side fantastic as a home office or man/girl cave! Patio area, lawn area with feature pond and well stocked borders.

The Location

Hungerford Road is a much sought after cul de sac enjoying a combination of easy access to North Worcestershire countryside and Stourbridge's wide range of excellent amenities, including schools of great repute at both Secondary and Primary levels, Mary Stevens Park is on the doorstep, a range of supermarkets, pubs, eateries and a selection of public transport services. The location would provide an excellent base for access to nearby commercial centres across the Black Country and further afield to Birmingham, Kidderminster and Worcester.

Tenure

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

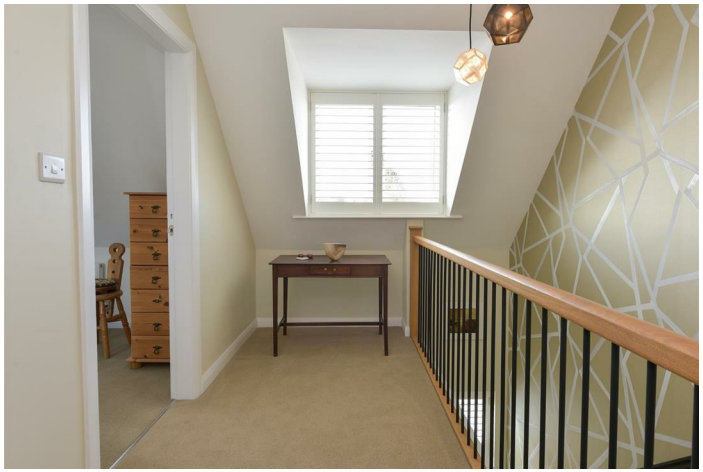
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

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 £175 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.

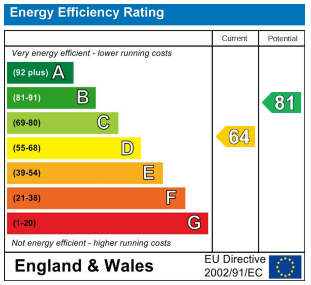
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

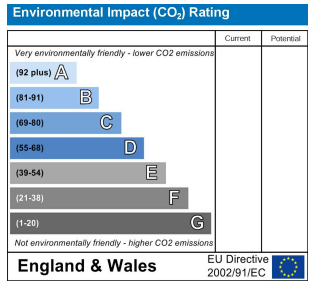
The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys 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.



Love

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2020





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**