LexAllan

local knowledge **exceptional service**

82 Heath Farm Road, Norton, Stourbridge, West Midlands, DY8 3BY

RICS

** UNIQUE OPORTUNITY WITH HUGE POTENTIAL!** This extended property really does require an internal inspection to appreciate and visualize the potential this home really has. From the large welcoming entrance hall with downstairs W.C and shower/steam room, stunning staircase rising to the first floor landing, a beautiful lounge, kitchen/breakfast room, dining room, utility room and conservatory. On the first floor is a master bedroom with en-suite and sauna, the second bedroom is a large double room with duel aspect windows, through a sliding door is the current one bedroom self contained annexe with its own entrance from the side of the house, this would be ideal for a teenager or relative to have their own fully functioning space, of course this could be converted back to create two further bedrooms creating a four bedroom family home on this popular street.

Entrance Hall
With door to the front elevation, double doors to the lounge, stairs rising to the first floor landing and large under stairs storage cupboard.

Lounge
17'00 x 17'00 (max) (5.18m x 5.18m (max))
With a double glazed bay window to the front elevation, double glazed window to the side original parquet flooring, gas fireplace and two central heated radiators.

Downstairs W.C
With a double glazed window to the front elevation, W.C, wash hand basin and large shower/steam room.

Kitchen/Breakfast Room
17'10 x 12'06 (5.44m x 3.81m)
With a variety of wall and base units, stainless steel sink/drainer, double glazed window to the rear elevation, opening to breakfast area and door to the utility.

Utility Room
11'10 x 9'03 (max) (3.61m x 2.82m (max))
With door to the rear garden, door to the garage up and over door, power and lighting.

Dining Room
14'10 x 10'10 (4.52m x 3.30m)
With large patio doors leading to the conservatory, original parquet flooring and a double glazed window to the side elevation.

Conservatory
10'07 x 11'04 (3.23m x 3.45m)
With french doors to the side leading to the rear garden.

Master Bedroom
14′03 x 12′06 (4.34m x 3.81m)
With a double glazed bay window to the front elevation, fitted wardrobes and door to the en-suite.

En-suite
With a shower and sauna.

Bedroom Two
14′10 x 10′11 (4.52m x 3.33m)
With double glazed windows to the side and rear elevations, vanity wash hand basin.

Bathroom
With window to the front, bath, W.C, vanity wash hand basin and central heated towel rail.

Bedroom Three and Anexe Lounge
17′09 x 12′05 (5.41m x 3.78m)
With sliding door from the landing, a double bedroom with opening to the lounge area with double glazed windows to the rear

Anexe Kitchen
9′02 x 6′06 (2.79m x 1.98m)
With a double glazed window to the front elevation, a variety of wall and base units, stainless steel sink/drainer, integrated fridge and gas hob.

Anexe Shower Room
With a W.C, vanity wash hand basin, shower and central heated towel rail.

Rear Lobby
With stairs rising to the anexe, door to the side elevation and window to the side.

Rear Garden
With a patio area, useful outbuilding, outdoor W.C leading to the lawn, this private, well maintained garden has mature shrubs and trees and garden shed to the side.

Garage
11′00 x 9′01 (3.35m x 2.77m)
With an up and over door, power, lighting and access to the utility room.

The Location
Norton lies on the southern semi rural borders of Stourbridge and is ideally situated for easy commuting to most commercial centres within the West Midlands, north Worcestershire, the Black Country and Birmingham. Kidderminster and Worcester are easily within reach with the Midlands motorway network being accessed via the M5 from Halesowen or Bromsgrove. Stourbridge Junction railway station is approximately a mile and a half away and offers direct trains to Birmingham, Worcester and London. Excellent primary schools and Mary Stevens park are within walking distance. This southern side of Stourbridge extends seamlessly into beautiful Worcestershire countryside and offers a myriad of bridle ways, footpaths and beautiful villages to explore.

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.

GROUND FLOOR

1ST FLOOR

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 ©2021

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**