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6 Guardians Walk, Stourbridge, DY8 5TH



Lex Allan are proud to present this outstanding well presented four bedroom detached property on Guardians Walk in Wordsley. This property has been very well maintained and modernised to a high standard. This property offers; Entrance hall, kitchen, utility room, lounge/dining room, four bedrooms, family bathroom and garage.

Entrance Hall

Lovely sized entrance hall with tiled flooring covering all of the downstairs space, access to garage, downstairs W.C downstairs, central heated radiator.

Kitchen

12'02 x 8'01 (3.71m x 2.46m)

Modern fitted kitchen with a variety of wall and base units, stainless steel sink and drainer, double oven with four ring gas hob, extractor hood, double glazed window to front elevation, access to utility room.

Utility Room

8'01 x 5'00 (2.46m x 1.52m)

Gaining access from the kitchen the utility room offers plumbing for washing machine, space for dryer, work surface and houses the boiler which is a Worcester bosch combi boiler which is less than a year old.

Lounge

14'05 x 11'00 (4.39m x 3.35m)

Superb sized lounge offering a bay window with wooden vertical shutters to the rear elevation, gas fireplace, central heated radiator, opening to dining room.

Dining Room

8'11 x 7'11 (2.72m x 2.41m)

With an opening from the lounge, double doors giving access to the rear garden, central heated radiator.

Downstairs W.C

With W.C, wash basin.

Landing

Spacious landing offering access to all four bedrooms and family bathroom, also offering access to loft space.

Master Bedroom

11'02 x 9'00 (3.40m x 2.74m)

With access from the landing this master bedroom offers double glazed window to front with wooden vertical shutters, central heated radiator, access to En-suite.

En-suite

Offering a shower cubicle, W.C, wash basin, double glazed window to side elevation, central heated radiator.



Bedroom Two 10'08 x 7'09 (3.25m x 2.36m)

With access off the landing this bedroom offers a built in wardrobe, double glazed window with wooden vertical shutters to front elevation, central heated radiator.

Family Bathroom

Family bathroom offering a bath, wash basin, W.C, good size storage cupboard, double glazed window to rear elevation.

Bedroom Three 10'08 x 7'09 (3.25m x 2.36m)

With access off the landing this bedroom offers double glazed window with wooden vertical shutter to rear elevation, central heated radiator.

Bedroom Four 8'04 x 7'03 (2.54m x 2.21m)

With access off the landing this bedroom offers a double glazed window with wooden vertical shutters to rear elevation, central heated radiator.

Garage/Gym

With access from the front of the property and from the entrance hall inside this garage offers an electric roll up shutter, electric sockets throughout, plumbing in place for water access, ceiling lights.

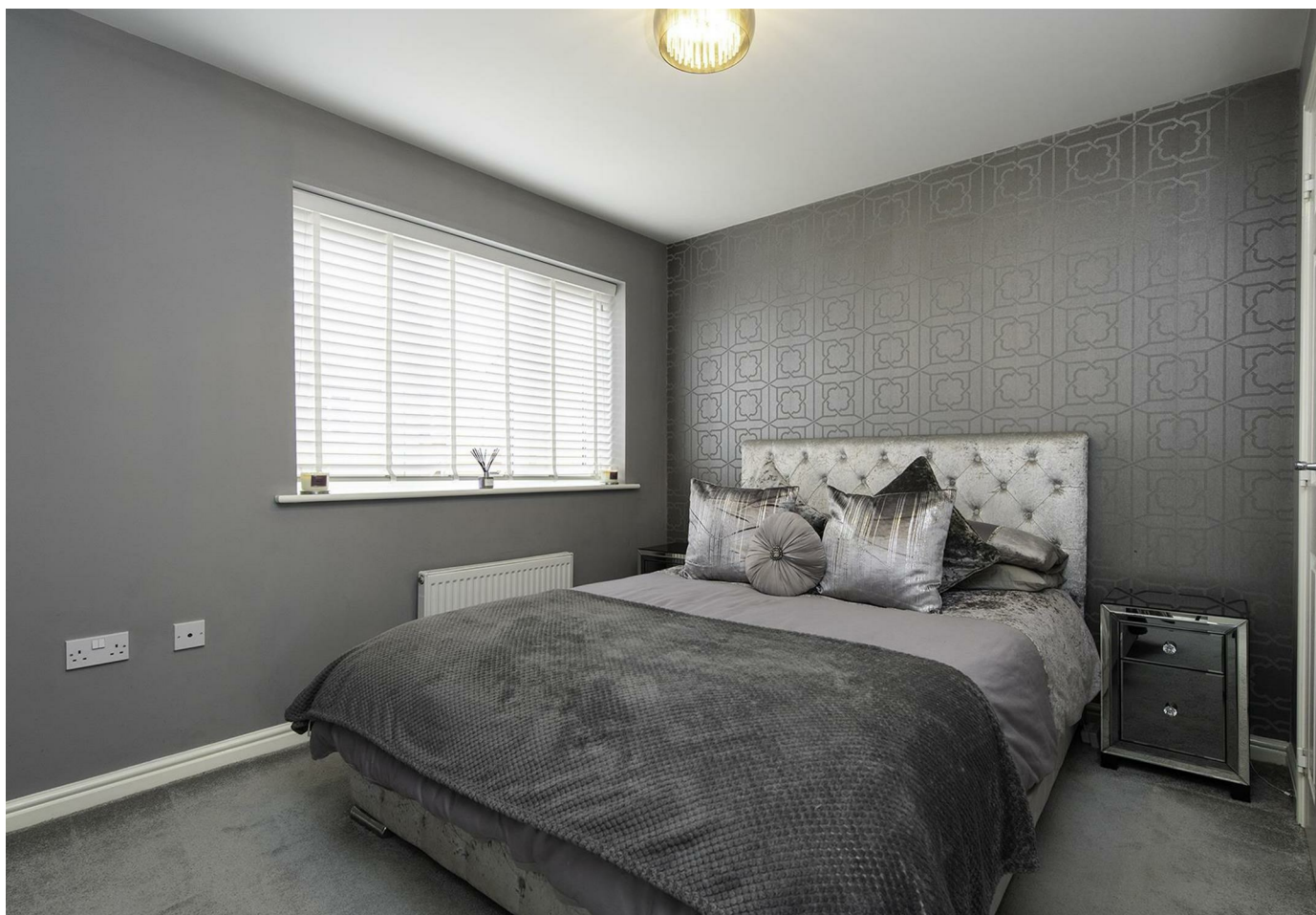
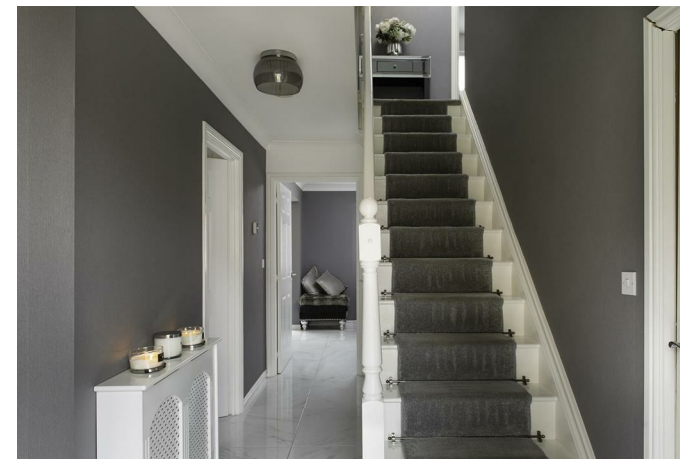
The Location

The property provides the ideal base for those wanting to take advantage of excellent local amenities such as schools, local shops and public transport services. More comprehensive amenities are to be found in Kingswinford, Stourbridge and a number of nearby commercial centres are easily reached through good quality road networks connecting the Black Country and North Worcestershire.

Wordsley offers many local amenities including schools at both junior and senior levels, canal walks, King George V Park, Red House Glass Cone, pubs and eateries. Regular bus services run from Stream Road into Stourbridge bus station, and Kingswinford also has a great selection of shops for all day to day needs, and the choice of two supermarkets.

The 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.



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 misstatement. 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.
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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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