



**LexAllan**

local knowledge exceptional service

2 Bridge House Apartments High Street, Wordsley,  
Stourbridge, West Midlands, DY8 5SD

## \*\* CHARMING GROUND FLOOR APARTMENT \*\*

This two bedroom apartment has been well maintained since new and offers spacious accommodation throughout. Situated in Wordsley you are surrounded by local amenities and superb transport links. The property comprises of a large open planned living with modern fitted kitchen, spacious hallway, two double bedrooms, one with family bathroom and additional w.c. Call us today to arrange your viewing today!

### Approach

Electric gates allow access to the parking.

### Communal Hall

Clean and spacious hall, door off allowing access to NO.2

### Lounge/Kitchen

17'9" x 14'7" (5.43 x 4.46)

With the kitchen offering a modern fitted kitchen, variety of wall and base units, electric oven, induction hob with extractor above, integrated fridge/freezer, inset sink, washing machine. Three double glazed windows to side, spot lights, central heated radiator.

### Hallway

Doors radiating off to accommodation, central heated radiator.

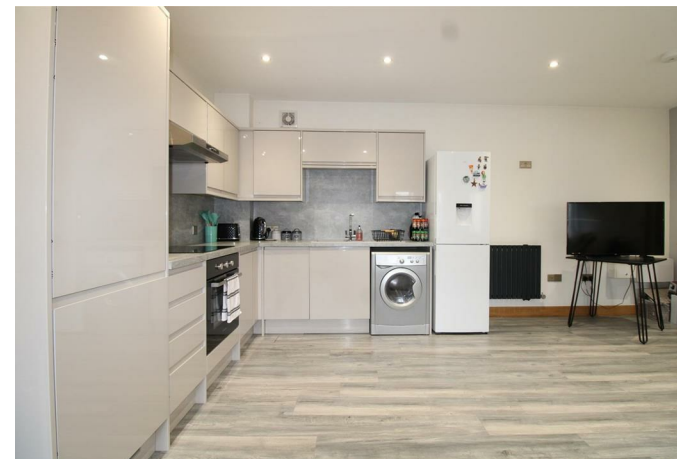
### Bedroom 1

14'7" x 9'2" (4.45 x 2.80)

Double glazed window to side, central heated radiator, spot lights, door off to shower room.

### Shower Room

Shower, wash hand basin, w.c, chrome heated towel rail.



### Bedroom 2

10'6" x 7'3" (3.22 x 2.22 )

Two double glazed window to side, spot lights, central heated radiator.

### W.C

Wash hand basin, w.c, spot lights.

### Courtyard

Communal outdoor space.

### Parking

Allocated parking via secure electronic gates.

### Location

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. Located next to the canal offering lovely easy access to plenty of foot paths leading throughout the borough and surrounding.

### Tenure (Leasehold).

References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 125 years remaining on the lease a ground rent of £100 per annum and a service charge of £1200 per annum. A buyer is advised to obtain verification from their solicitor.



## 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 £240 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 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.

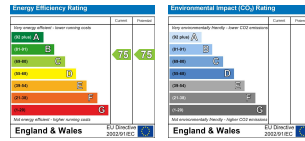
## Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, 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. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

## Council Tax Band A

**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.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2023

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