



**LexAllan**

local knowledge exceptional service

15 Overman Close, Stourbridge, West Midlands, DY9 7ED

**\*\* CALLING ALL FIRST TIME BUYER \*\***

This two bedroom end of terrace is perfect for those looking to make that step onto the property ladder. Benefiting from no upward chain and off road parking, this truly is a must view. Located on Overman Close on the outskirts of Stourbridge this truly a hidden gem. In brief the property comprises; lounge, kitchen, downstairs W.C, two double bedrooms, bathroom, rear garden and parking for two cars to the side. Call us today to arrange your viewing.

**Approach**

Slabbed path allowing access to the front.

**Lounge**

15'2" x 12'4" (4.63 x 3.77 )

Electric fireplace, double glazed window to front, stairs rising to first floor, under stair storage, central heated radiator, door off to kitchen.

**Kitchen**

11'5" x 11'0" (3.50 x 3.36 )

Variety of wall and base units, electric oven, four ring gas hob with extractor above, stainless steel sink and drainer, plumbing for washing, double glazed window to rear, central heated radiator, tiled flooring, access to rear garden.

**W.C**

Wash hand basin, w.c

**Landing**

Doors radiating off, loft access.

**Bedroom 1**

11'10" x 10'4" (3.62 x 3.17 )

Fitted wardrobes, double glazed window to front, central heated radiator.



### Bedroom 2

12'6" x 6'3" (3.82 x 1.92 )

Storage cupboard, double glazed window to front, central heated radiator.

### Bathroom

Bath with shower over, wash hand basin, w.c, double glazed to side.

### Rear Garden

A private and peaceful rear garden with generous patio area, neat and tidy lawn.

### Parking

Off road parking to the side.

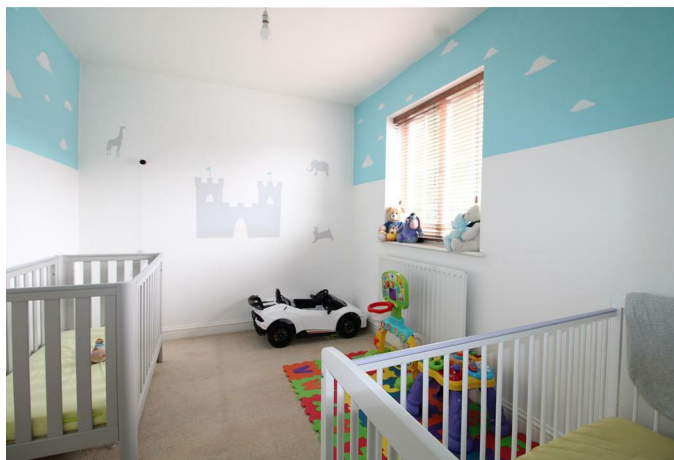
### The Location

Overman Close is ideally located for access to Stourbridge town centre via short drive away and within easy reach to Merry Hill Shopping Centre. Bus routes and rail links are within close proximity, and the area is well served by a range of excellent educational facilities covering all age groups. The property would serve as an ideal base for the commuter with excellent road and rail links to the Black Country and further afield.

### Council Tax Band B

### 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.



## 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.

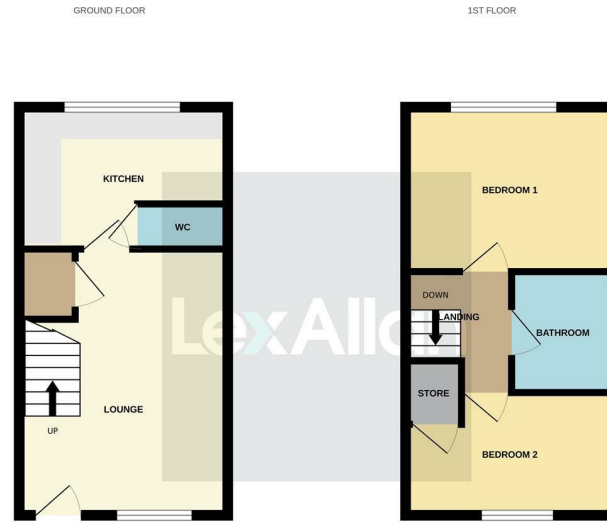
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of all plans, sections, elevations and any other details are approximate and the 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 accuracy, completeness and applicability of these plans are not warranted and no guarantee as to their accuracy or efficiency can be given. Made with Bluebeam®



**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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
Band A	92-100	Band A	35-47
Band B	81-91	Band B	48-57
Band C	69-80	Band C	62-75
Band D	55-68	Band D	76-90
Band E	39-54	Band E	91-100
Band F	22-38		
Band G	1-21		

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