



**LexAllan**

local knowledge exceptional service

9 Hanbury Hill, Stourbridge, West Midlands, DY8 1BE



**\*\* PROJECT A STONES THROW FROM STOURBRIDGE TOWN CENTRE \*\***

This detached family home is oozing with potential inside and out. Having been stripped back, this three bedroom property is ideal for those looking to take on a project. Offering spacious accommodation inside and out and being located a stones throw from Stourbridge Town Centre this is a must view. The property comprises a spacious entrance hall, two reception rooms, kitchen, landing, three bedrooms. A private rear garden can be found to the rear along with a driveway to front.

**Approach**

Driveway to front.

**Entrance Hall**

Spacious hall with stairs rising to first floor, doors radiating off to all ground floor accommodation.

**Lounge**

14'7" x 11'11" (4.45 x 3.65 )

Double glazed bay to front.

**Dining Room**

12'4" x 11'2" (3.78 x 3.41)

French Door to rear.

**Kitchen**

8'6" x 8'0" (2.6 x 2.46 )

Variety of wall and base units, stainless steel sink and drainer, double glazed window to rear, door access to side passage.

**W.C**

Wash hand basin, W.C.

**Landing**

Spacious landing with doors off to all first floor accommodation.

**Bedroom 1**

14'6" x 12'0" (4.44 x 3.66)

Double glazed window to front.





**Bedroom 2**  
12'5" x 11'5" (3.79 x 3.5 )

Double glazed window to rear.

**Bedroom 3**  
9'8" x 8'5" max (2.96 x 2.57 max )

Double glazed window to front.

**Rear Garden**

Private garden over looking to the school playing fields.

**Council Tax Band D**

**The Location**

Pepper Hill is nestled at the top of Hanbury Hill and is conveniently located for access to nearby Mary Stevens Park and Oldswinford Village, which offers a range of shopping facilities. Stourbridge Junction Railway Station is easily accessible and offers direct rail links into Birmingham City Centre. Stourbridge Town Centre offers a wide range of shopping facilities together with the Crystal Leisure Centre. The property is an ideal base for those commuting in and around Stourbridge, the Black Country, Birmingham and North Worcestershire. The M5 motorway is accessible from Halesowen.

**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.





## 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.

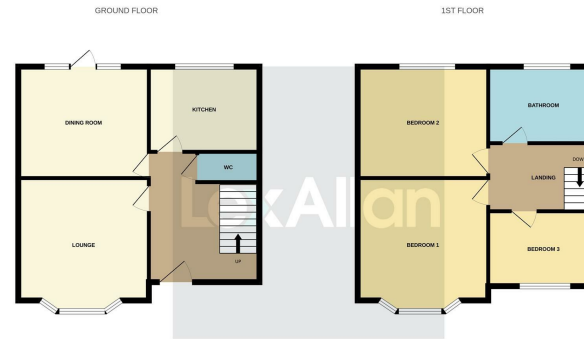
## Referral Fees.

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.

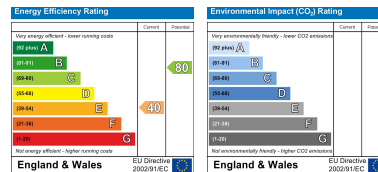
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their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

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Whilst every effort has been made to ensure the accuracy of the fixtures contained herein, measurements of fixtures, fittings, walls and any other items are approximate and not guaranteed to be exact in any one instance or in all instances. This plan is for information purposes only and should be used as such by any prospective purchaser. The service, fixtures and appliances shown hereon may have been replaced or upgraded. We do not warrant, represent or make any claim. Made with Metron 02022



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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.