



ST JOHN'S
HOUSE

LexAllan

local knowledge exceptional service

12 St Johns House St John's Road, Stourbridge, West Midlands,
DY8 1FB

** SUPER TOWN CENTRE LOCATION **

This second floor apartment has been truly well maintained since new and offers turn key ready accommodation. Situated in the heart of Stourbridge you are surrounded by superb amenities and transport links. The property comprises of entrance hall, open planned kitchen/living/dining room, two bedrooms, one with en-suite and family bathroom. Allocated parking can be found to the rear. Viewings are highly recommended to appreciate the accommodation on offer.

Communal Entrance

Secure and well maintained hall, lift access and stair access leads to the second floor.

Entrance Hall

Spacious and bright hall with doors radiating off, intercom system.

Kitchen/Dining/Living 25'6 x 20'5 (7.77m x 6.22m)

A bright and airy room which is the ideal sociable hub. The lounge area offers two double glazed windows to rear with electric radiator. The kitchen offers a variety of wall and base units with Quartz worksurfaces, double electric oven, induction hob with extractor above, integrated microwave, sink and drainer grooves and dishwasher. Two large storage cupboards off, one with plumbing for the washing machine, spot lights throughout.

Bedroom 1 13'5 x 9'6 (4.09m x 2.90m)

Two double glazed windows to rear, electric radiator, spot lights, access to en-suite.

En-Suite

Large shower cubicle, wash hand basin, W.C, electric heated towel rail, spot lights, porcelanosa tiles.



Bedroom2

11'8 x 8'6 (3.56m x 2.59m)

Two double glazed windows to rear, electric heated radiator.

Bathroom

Bath, wash hand basin, w.c, electric heated towel rail, spot lights, porcelanosa tiles.

Parking

Allocated parking space to rear along with visitor spots.

Council Tax Band C

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 122 years remaining on the lease a ground rent of £100 per annum which increases by £100 every 25 years and a service charge of £1311.72 per annum. A buyer is advised to obtain verification from their solicitor.



Referral Fees.

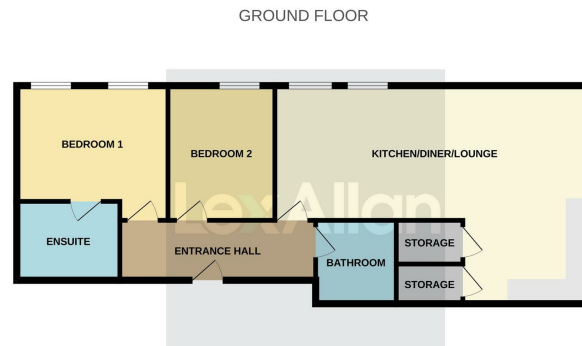
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide 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.



While every effort has been made to ensure the accuracy of the description contained herein, measurements of length, breadth, depth and area are approximate and the responsibility is taken for any errors, omissions or misstatements. This plan is for information purposes only and should not be used as a basis for any prospective purchase. The services, agents and appliances shown hereon have been indicated as provided as to their condition or otherwise on the given date. Made with Hologram 02/23



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 (A)		92-100 (A)	
81-91 (B)		81-91 (B)	
69-80 (C)		69-80 (C)	
55-68 (D)		55-68 (D)	
39-54 (E)		39-54 (E)	
21-38 (F)		21-38 (F)	
1-20 (G)		1-20 (G)	
71	71		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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