



LexAllan

local knowledge exceptional service

140 South Road, Norton, Stourbridge, West Midlands, DY8 3UL

**** FOR SALE VIA AUCTION ****

Welcome to this charming terraced house located on the well-known South Road in Stourbridge. This property boasts spacious accommodation with two reception rooms, kitchen, bathroom, two well sized bedrooms and loft room. Situated in a sought-after area, this house offers a fantastic opportunity for those looking to put their own stamp on a property, as it is in need of modernisation. With no upward chain, this could be the perfect blank canvas for you to create your dream home. Don't miss out on the chance to own a property in this popular area with great potential. Contact us today to arrange a viewing and envision the possibilities that this house on South Road holds for you.

Auction Paragraph

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Approach

Mature garden to front.

Lounge

Gas fire with surround, central heated radiator, double glazed window to front.

Hall

Stairs rising to first floor,



Dining Room

Inset gas fire, central heated radiator, double glazed window to rear.

Kitchen

Variety of wall and base units, sink and drainer, plumbing for washing, plumbing for washing machine, double glazed window to rear.

Lobby

Access off to bathroom and rear garden, airing cupboard housing the boiler.

Bathroom

Bath, wash hand basin, w.c, double glazed window to rear

Bedroom 1

Understairs storage cupboard, double glazed window to front, central heated radiator.

Bedroom 2

Double glazed window to rear, central heated radiator.

Loft Space

Roof window, central heated radiator.

Garden

Lawn area with a border of mature shrubs, access to the front via shared alley.

The Location

South Road lies almost equally close to amenities in Stourbridge town centre or Wollaston Either place provides a multitude of local shops and services with public transport running from either South Road or ring road. Trains run from the Stourbridge Town Hub or Stourbridge Junction and local commercial centres are easily commutable in and around Stourbridge, the Black Country and Birmingham. The Midlands motorway network is accessed from Halesowen (M5) and numerous leisure amenities are within easy distance including the Crystal Leisure Centre in Stourbridge other gyms, excellent pubs and eateries.

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.

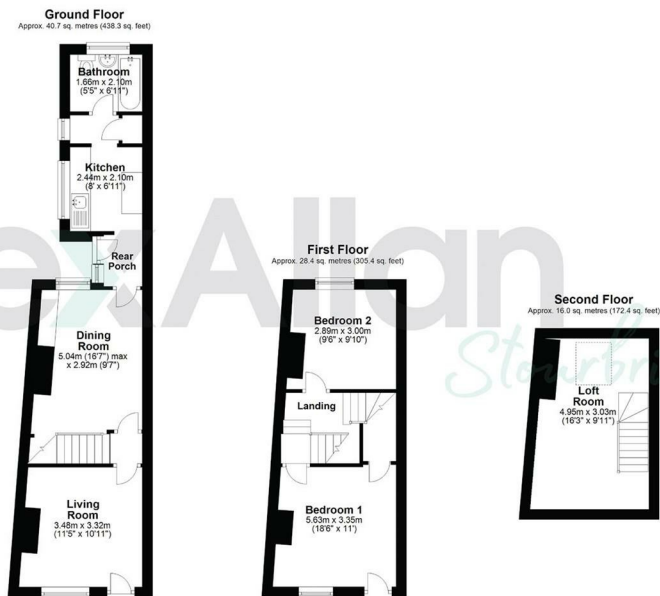
Money Laundering Regulations.

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

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.



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Key energy related - best saving costs			
100-110	A	100-110	A
80-100	B	80-100	B
60-80	C	60-80	C
40-60	D	40-60	D
20-40	E	20-40	E
10-20	F	10-20	F
1-10	G	1-10	G
Key energy related - best CO ₂ emissions			
100-110	A	100-110	A
80-100	B	80-100	B
60-80	C	60-80	C
40-60	D	40-60	D
20-40	E	20-40	E
10-20	F	10-20	F
1-10	G	1-10	G
Key energy related - best CO ₂ emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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