



**LexAllan**

local knowledge exceptional service

13b Longfield Road, Lye, Stourbridge, West Midlands, DY9 7EH

Welcome to Longfield Road, Stourbridge - a charming location that could be the perfect setting for your new home! With one bedroom and a well-appointed bathroom, this property offers a comfortable living space for individuals or couples. The modern kitchen is a standout feature, providing a stylish and functional area. Additionally, the property comes with off-road parking for one vehicle, ensuring convenience for residents with a car. One of the highlights of this property is the private garden, offering a tranquil outdoor space where you can unwind and enjoy some fresh air. With no upward chain, this flat presents a fantastic opportunity to make it your own without any delays. Whether you're looking for a starter home, a downsizing option, or a convenient location, this property ticks many boxes. This property also has picturesque views of Stevens Park and can be located a short walk away! Contact us today to arrange a viewing and take the first step towards making Longfield Road your new address!



#### Approach

Block paved parking space for one to front, steps lead up to the property.

#### Porch

Stairs rising to the entrance hall.

#### Entrance Hall

Door off to lounge, double glazed window to side.

#### Open planned Lounge/Kitchen

12'11" x 21'2" (3.95m x 6.47m)

A superb open planned living area with double glazed window to front with far reaching views of Stevens Park, tow large storage cupboards, electric radiator. Opening to the kitchen that offers electric oven with hob and extractor above, stainless steel sink and drainer, wall and base units, double,glazed window to side.

#### Bedroom 1

14'3" x 8'4" (4.35m x 2.56m)

Ample fitted wardrobes and dresser, glazed window to rear.

#### Shower Room

Shower cubicle, wash hand basin, w.c, electric towel rail, double glazed window to side.

#### Garden

Peaceful rear garden with patio area.

#### Parking

Off road parking for one vehicle to front



### The Location

Longfield Road 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.

### 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 965 years remaining on the lease with no ground rent or service charge payable. A buyer is advised to obtain verification from their solicitor.

Subject to suitable offers the tenure can be sold with the property.

### 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.

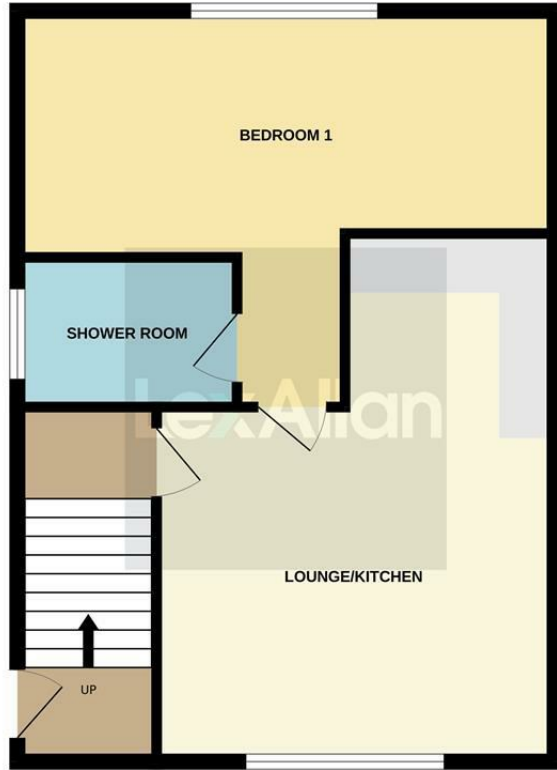
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would 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 queries regarding the above, please feel free to contact us.

### Council Tax Band A



| Energy Efficiency Rating  |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|---|-----------|--|-----------|
| Current   | Potential | Current  | Potential |
| <small>For more information on how we calculate these ratings, please visit <a href="https://www.gov.uk/guidance/energy-efficiency-ratings">www.gov.uk/guidance/energy-efficiency-ratings</a></small> |           |  |           |
| 50  | 73        | 5  | 1         |
| <small>Legend: A (Green), B (Yellow-Green), C (Yellow), D (Orange), E (Red-Orange), F (Red), G (Dark Red)</small>   |           |  |           |
| England & Wales   |           | England & Wales                                |           |

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.  
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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.

The Auction House, 87 - 88 St. Johns Road,  
Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

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