



**LexAllan**

local knowledge exceptional service

16 Stewponey Court, Stourton, Stourbridge, DY7 6RH

Welcome to Stewponey Court, this delightful first floor apartment boasts two bedrooms, perfect for a small family, first time buyers or investors.

As you step into this lovely apartment, you are greeted by the entrance hall, leading to spacious reception room overlooking the canal and opens into the fitted kitchen. The property also features two bedrooms, bathroom and en suite.

With allocated parking available and NO UPWARD CHAIN this property is a must view.

Don't miss out on the opportunity to own this two-bedroom gem in Stourton. Whether you're looking for a cozy home or a savvy investment, this apartment has the potential to be the perfect fit for you. Contact us today to arrange a viewing and take the first step towards calling Stewponey Court your new home.

#### Approach

Via communal parking area with allocated space and visitor spaces

#### Entrance Hall

Intercom system, central heating radiator, cupboards and doors off

#### Lounge

Double glazed windows to front and central heating radiator

#### Kitchen

Central heating radiator, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated oven, fridge, freezer, dishwasher, washing machine, tiled splash backs, and double glazed window to front

#### Bedroom One

Central heating radiator, double glazed window to rear and built in wardrobe

#### En suite

Low level w.c, wash hand basin with mixer tap, central heating radiator, shower, tiled splash backs and extractor fan

#### Bedroom Two

Double glazed window to front and central heating radiator

#### Bathroom

Wash hand basin with mixer tap, bath with mixer tap, low level w.c, tiled splash backs, central heating radiator and extractor fan



### Money Laundering Regulations.

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. As your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase. In order to comply with Money Laundering Regulations, from June 2017, 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.

### 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.

### 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 100 years remaining on the lease a ground rent of £275.97 per annum and a service charge of £1,518.12 per annum. A buyer is advised to obtain verification from their solicitor.

### Council tax band D





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
Very Energy Efficient (Low energy cost)	A	Very Environmentally Friendly (Low CO <sub>2</sub> emissions)	A
Energy Efficient	B	Environmentally Friendly	B
Decent	C	Decent	C
Needs Improvement	D	Needs Improvement	D
Poor	E	Poor	E
Very Poor	F	Very Poor	F
Worst Energy Efficient (High energy cost)	G	Worst Environmentally Friendly (High CO <sub>2</sub> emissions)	G

England & Wales



Total area: approx. 75.5 sq. metres (812.3 sq. feet)

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.



**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

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