



LexAllan

local knowledge exceptional service

59 South Road, Stourbridge, West Midlands, DY8 3YJ

With NO UPWARD CHAIN this traditional Victorian two bedroom semi detached character home has been lovingly cared for and improved over the years to now offer stunning accommodation at the sought after 'Old Quarter' address. From the generous sized rooms, spacious garden and bay window complete with shutter blinds, the property really must be viewed to be fully appreciated.

In short the property comprises of parking area to front, entrance hall with the charming original minton flooring, lounge, kitchen, and snug/diner to the rear. To the first floor are two generous sized bedrooms, the master with en suite off, in addition to the shower room. In addition to the wow factor garden, a useful cellar completes the property.

For Further information or to arrange your viewing contact the office.

Approach

Block paved driveway offering parking

Entrance Hall

Minton flooring, stairs rising to first floor accommodation, central heating radiator, door to cellar, stain glass window and door to side

Lounge

11'9" x 11'9" (3.6 x 3.6)

Double glazed window to front with shutter blinds, feature fireplace and central heating radiator

Kitchen

12'5" x 11'9" (3.8 x 3.6)

Double glazed sash window to side, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated oven, space and plumbing for washing machine, tiled floor and splash backs and central heating radiator

Diner

24'7" x 8'2" (7.5 x 2.5)

Sash window to side, double glazed door to side and central heating radiator

Snug

Double glazed window to side and double doors to rear overlooking the garden, and central heating radiator

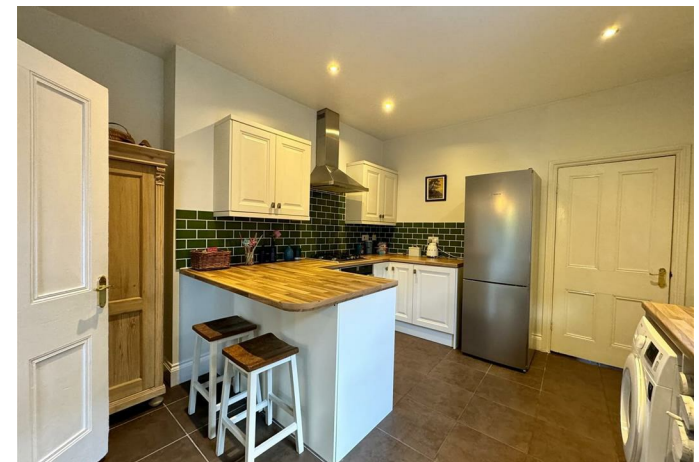
Landing

Sash window to side, central heating radiator, access to loft space and doors off

Bedroom One

11'9" x 11'9" (3.6 x 3.6)

Central heating radiator, double glazed window to rear and side



En suite

Central heating radiator, sash window to side, bath with mixer tap, low level w,c, wash hand basin, tiled floor and splash backs, and extractor fan

Bedroom Two

9' 6" into wardrobe x 7' 10" (2.9 into wardrobe x 2.4)

Double glazed window to front, central heating radiator and built in wardrobe

Bathroom

Heated towel rail, low level w,c, wash hand basin with mixer tap, shower, tiled splash backs and extractor fan

Rear Garden

Block paved and slab patio, lawn, flower beds with plants and shrubs, side gate and all with fencing to enclose

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.

Tenure (Freehold).

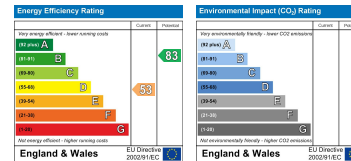
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Band C





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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.

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