

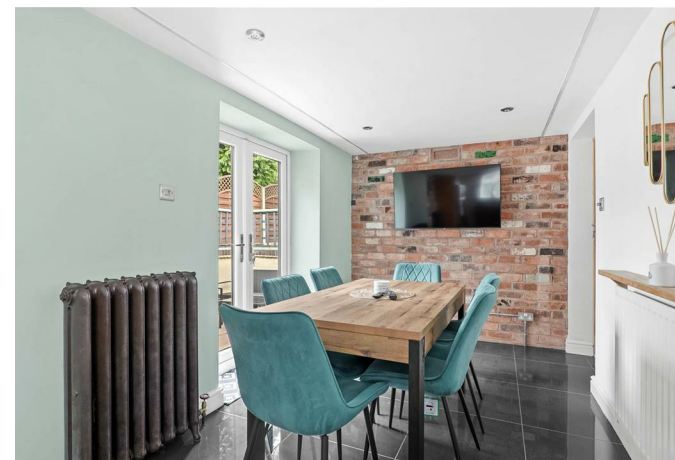


LexAllan

local knowledge exceptional service

134 Birmingham Street, Stourbridge, West Midlands, DY8 1JL

HIGH STANDARD WOW FACTOR HOME! Over the years the property has been rigorously refurbished, extended and upgraded to now offer stunning and spacious accommodation. The property comprises of a large drive stepping up to entrance hall, lounge, kitchen opening onto snug and dining area, and half garage with store off. To the first floor are three good size bedrooms, all complete with built in wardrobes, and a house bathroom. Finally to the rear a low maintenance tiered garden. All of this is within walking distance of Stourbridge town centre making it ideal for various sought after schools and amenities. Contact the office for further information or to arrange your viewing.



Approach

Block paved drive and slab steps leading up to:

Entrance Hall

Double glazed window to front, stairs rising to first floor accommodation and tiled flooring

Lounge

Double glazed doors to rear, central heating radiator

Kitchen

Double glazed window to front and side, tiled flooring, range of wall and base units with work surface over incorporating sink with mixer tap over, extractor hood, integrated washing machine

Diner

Double glazed doors to side, central heating radiator and tiled flooring

Half Garage

Doors to front and side, storage room off

Landing

With access to loft space, double glazed window to side and doors radiating to:

Bedroom One

Double glazed window to rear, built in wardrobes and central heating radiator



Bedroom Two

Double glazed window to rear, central heating radiator and built in wardrobes

Bedroom Three

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

Bathroom

Central heating radiator, wash hand basin, bath with mixer tap over, low level w.c, shower, tiled flooring and splashbacks, and double glazed window to front

Garden

With slabbed patio area and steps up to astro turf, wooden sleeper boarder and all with fencing to enclose

Location

Ideally located with local shops and amenities nearby, and Stourbridge town centre approximately half a mile away. 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.

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 £300 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.

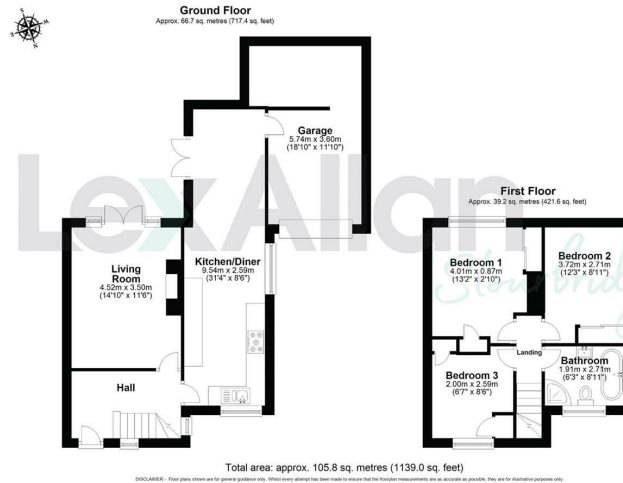
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	1-3
B	81-91	B	4-7
C	69-80	C	8-10
D	55-68	D	11-14
E	39-54	E	15-17
F	21-38	F	18-20
G	1-20	G	21-23

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