



LexAllan

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8 The Old Library Hagley Road, Stourbridge, West Midlands,
DY8 1QH

Available to the market is this charming first floor two bedroom luxury apartment. Nestled within 'The Old Library' in the heart of Stourbridge Town this truly is a must view for those looking for turn key ready accommodation. This stunning apartment was converted in 2019 providing the perfect blend of original features with a contemporary finish including the astonishing high ceilings, soundproofing throughout, feature windows with secondary glazing and mezzanine level. This wonderful apartment briefly comprises entrance hall, open plan living/kitchen, two double bedrooms, guest w.c and family shower room. This apartment also benefits from secure allocated parking.

Communal Entrance

Well maintained and secure hall with stairs rising to the first floor, lift also allows access.

Entrance Hall

Stairs rising to first floor, large storage cupboard, doors radiating off to all ground floor accommodation.

Lounge/Kitchen

The kitchen offers a variety of wall and base units, integrated white goods which include; fridge/freezer, dishwasher and washing machine, electric oven, induction hob with extractor above, inset sink and drainer. The lounge area offers two sash windows, electric heater.

W.C

Wash hand basin, w.c.

Landing

Doors radiating off to all first floor accommodation.

Bedroom 1

Electric heater.

Shower Room

Shower cubicle, wash hand basin, w.c, electric towel rail, extractor fan, spot lights.

Bedroom 2

Two sash windows, electric heater.

Parking

Allocated parking space.



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 145 years remaining on the lease a ground rent of £200 per annum and a service charge of £2000 per annum. A buyer is advised to obtain verification from their solicitor.

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.

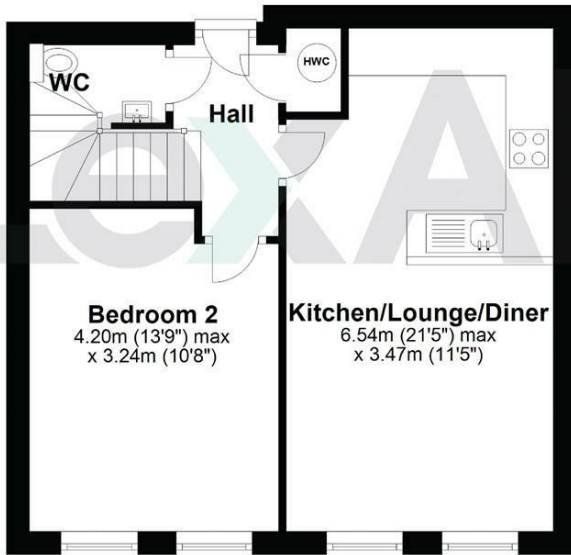
Council Tax Band A



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	D	C
15	16	15	16

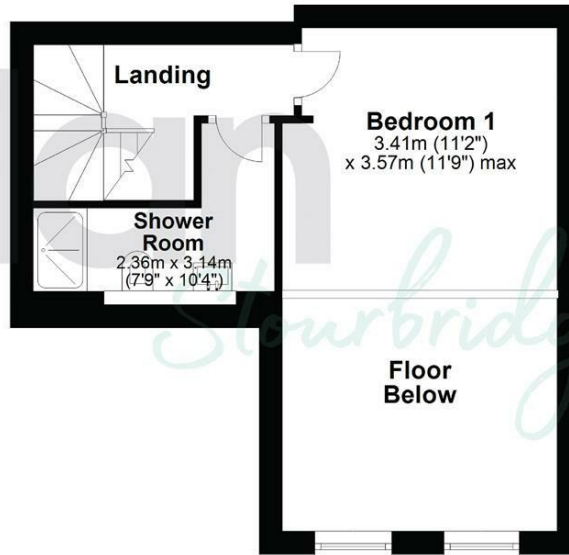
First Floor

Approx. 43.8 sq. metres (471.7 sq. feet)



Second Floor

Approx. 34.3 sq. metres (368.8 sq. feet)



Total area: approx. 78.1 sq. metres (840.5 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.

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