



LexAllan

local knowledge exceptional service

30b Brook Street, Old Quarter, Stourbridge, West Midlands, DY8
3XF

' HIGH SPEC BUY ON BROOK STREET '

Being only a few years old this three bedroom semi detached sits in the heart of the Old Quarter and boasts stunning and high quality accommodation at this desirable location. The property itself comprises of driveway to front with space for two cars, entrance hall, lounge/diner, kitchen fully equipped with fitted appliances and downstairs cloakroom. To the first floor are three bedrooms, the master with ensuite as well as house bathroom. Finally to the rear an attractive and beautifully maintained garden. The modern decor, underfloor heating through out and spacious rooms makes the property a must view. For further information or to arrange your viewing contact the office.



Approach

Tarmac drive to front offering parking for a number of cars

Entrance Hall

Double glazed door to front and underfloor heating

Kitchen

10'4" x 8'1" (3.16 x 2.48)

Double glazed window to front, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated fridge, freezer, oven, dishwasher and washer/dryer, heating tiled flooring and cupboard housing boiler

Lounge/Diner

16'7" x 16'5" (5.06 x 5.02)

Underfloor heating, double glazed window and doors to rear, cupboard off and electric fire

Downstair Cloakroom

Low level w.c, double glazed window to front, wash hand basin with mixer tap, tiled splash backs and heated tiled flooring

Landing

Cupboard off, access to loft space and doors radiating to:

Bedroom One

10'0" x 9'2" (3.05 x 2.80)

Double glazed window to rear, cupboard off and underfloor heating

En suite

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



Bedroom Two

10' 11" x 8' 1" (3.34 x 2.48)

Double glazed window to front, cupboard off and underfloor heating

Bedroom Three

6' 11" x 6' 11" (2.11 x 2.13)

Double glazed window to front and under floor heating

Bathroom

Bath with mixer tap and shower over, wash hand basin with mixer tap, low level w.c, heated towel rail, extractor fan, double glazed window to rear, heated tiled flooring and tiled splash backs

Rear Garden

Slab patio, lawn, flower beds with various plants and shrubs, shed, gated side access and all with fencing and wall to enclose

Money Laundering Regulations.

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. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

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 £175 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 Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee of £120. 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

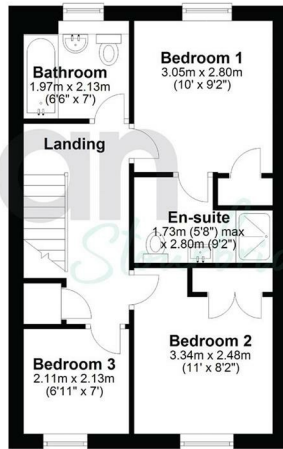




Ground Floor
Approx. 41.8 sq. metres (450.3 sq. feet)

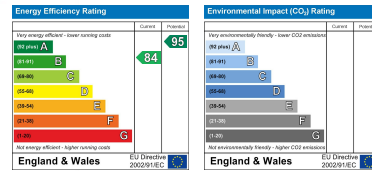


First Floor
Approx. 40.7 sq. metres (438.2 sq. feet)



Total area: approx. 82.6 sq. metres (888.6 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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