



LexAllan

local knowledge exceptional service

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

**** NO UPWARD CHAIN, SUPERB LOCATION ****

This three bedroom semi detached family home is in need of TLC throughout. Birmingham Street is located a stones throw from Stourbridge Town Centre and surrounded by superb transport links. Being offered with no upward chain, this truly is ideal for those looking to make that step onto the property ladder. In brief the property comprises of; entrance hall, lounge, dining room, kitchen, three bedrooms and shower room. Off road parking can be found to the rear of the property.



Approach

Slabbed pathway leading to the front of the property with mature front garden.

Entrance Hall

Spacious hall with stairs rising to first floor, doors radiating off, central heated radiator, double glazed window to front.

Lounge

15'10" x 12'0" (4.84 x 3.66)

Gas fire with surround, patio doors open into the garden, central heated radiator.

Dining Room

9'0" x 8'11" (2.75 x 2.73)

Double glazed window to front, central heated radiator.

Kitchen

9'10" x 8'11" (3.00 x 2.73)

Variety of wall and base units, sink and drainer, double glazed window to side, pantry.

Lobby

Doors off to two store rooms along with access to the garden,



Landing

Doors radiating off, loft access.

Bedroom 1

12'8" x 11'11" (3.87 x 3.64)

Built in wardrobe, double glazed window to rear, central heated radiator.

Bedroom 2

12'8" x 9'1" (3.88 x 2.77)

Double glazed window to rear, central heated radiator.

Bedroom 3

8'11" x 8'10" (2.72 x 2.71)

Double glazed window to front, central heated radiator.

Shower Room

Shower, wash hand basin, w/c, double glazed window to front.

Garden

Extensive peaceful rear garden with neat and tidy lawn area with extensive block paved area to the rear.

Parking

Parking situated to the rear of the property.

The 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.



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.

Money Laundering Regulations.

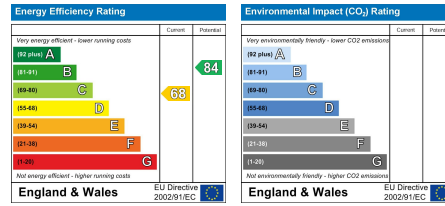
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof 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.



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, levels and any other details are approximate and are not intended to be used for any legal or other purpose. This plan is for guidance purposes only and should not be used as the basis for any purchase or other transaction. The services, systems and appliances shown hereon are not intended to be guaranteed as to their condition or efficiency and are for general information only.



Council Tax Band B

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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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