



LexAllan

local knowledge exceptional service

31 Grampian Road, Stourbridge, West Midlands, DY8 4UE

** PRIME PENFIELDS LOCATION **

This three bedroom semi detached family home is been meticulously modernised inside and out to create turn key ready accommodation. Grampian Road is ideal for those looking for a property they can move straight into on key collection day. In brief the property comprises of; entrance hall, lounge, kitchen, three well sized bedrooms and family bathroom. To the front of the property you have off road parking and access to the garage. To the rear is private and peaceful garden. Call us today on 01384 442464 is the number to call.

Approach

Driveway to front providing off road parking for multiple vehicles.

Entrance Hall

Doors radiating off, understairs storage, stairs rising to first floor.

Lounge

Herringbone flooring through, double glazed window to rear along with door access to garden, central heated radiator.

Kitchen

Variety of wall and base units, electric oven, induction hob, integrated fridge/freezer, double glazed window to front, spot lights, access to garage.

Landing

Doors radiating off, loft access.

Bedroom 1

Double glazed window to front, central heated radiator.



Bedroom 2

Double glazed window to front, central heated radiator.

Bedroom 3

Double glazed window to front, central heated radiator.

Bathroom

Bath with shower over, wash hand basin, w.c, double glazed window to side, tiled flooring, spot lights, storage cupboard.

Garage

Up and over door to front, power and lighting throughout.

Garden

Private and peaceful garden with generous lawn area.

The Location

Grampian Road is 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.

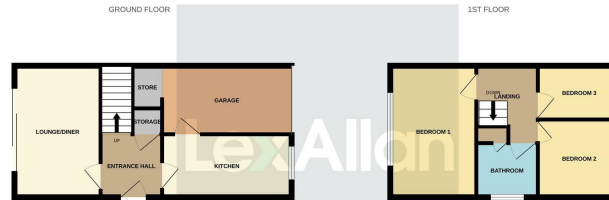
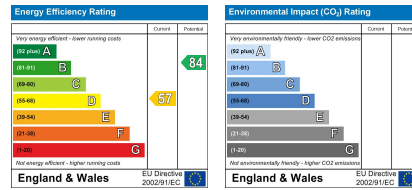
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide 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 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.

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.



Whilst every effort has been made to ensure the accuracy of the floorplan (contracted fees, measurements of walls, windows, doors and any other items are approximate and the responsibility is placed on any one person or organisation. The plan is for information purposes only and should not be used as a basis for any property purchase. The services, charges and equipment shown here are not intended and are provided as it is for information purposes only.



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