



**LexAllan**

local knowledge exceptional service

2 Ryder Street, Wordsley, Stourbridge, West Midlands, DY8 5AS



**\*\* PERFECT FOR THOSE LOOKING TO MAKE THAT STEP ONTO THE PROPERTY LADDER \*\***  
Available to market is this two bedroom semi detached family home located on Ryder Street in Wordsley. Surrounded by superb amenities and offered with NO UPWARD CHAIN this truly is a must view. The property is in need of modernisation throughout but is ideal for those looking to make their own stamp on the property. In brief the property comprises of; entrance hall, lounge, dining area, kitchen, conservatory/utility, two well sized bedrooms and family bathroom. Off road parking can be found to the front. Call us today!



### Approach

Tarmac driveway to front providing ample off road parking.

### Entrance Hall

Door radiating off to lounge, central heated radiator, stairs rising to first floor.

### Lounge

12'2" x 12'0" (3.71 x 3.67)

Electric fire, double glazed bay window to front, central heated radiator, opening to dining area.

### Dining Area

6'10" x 5'10" (2.09 x 1.79)

Door off to kitchen & conservatory, central heated radiator.

### Kitchen

10'4" x 6'9" (3.15 x 2.08)

Variety of base units, electric oven, four ring gas hob, opening to the pantry, window to rear.

### Landing

Doors radiating off, loft access, window to side.





### Bedroom 1 13'8" x 10'1" (4.18 x 3.08 )

Large storage cupboard, two double glazed windows to front, central heated radiator.

### Bedroom 2 10'3" x 9'6" (3.13 x 2.92 )

Window to rear, central heated radiator.

### Bathroom

Bath with electric shower over, wash hand basin, w.c, central heated radiator, window to rear.

### Conservatory/Utility

Worksurface with base units with plumbing for washing machine, access to the garden.

### Garden

Peaceful rear garden with generous lawn area, access to the front via the side.

### The Location

Wordsley enjoys a wealth of local shops, supermarkets and local amenities as well as good public transport links into Stourbridge town centre and further afield. Stourbridge town centre itself offers a wide range of shops, bars and restaurants, whilst the commuter is well served by both train and bus links. In addition, there are excellent road networks providing access to Halesowen, Dudley, Birmingham and Wolverhampton. There are a number of outstanding schools at both junior and senior levels, and highly regarded colleges providing further education provision.

### 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.

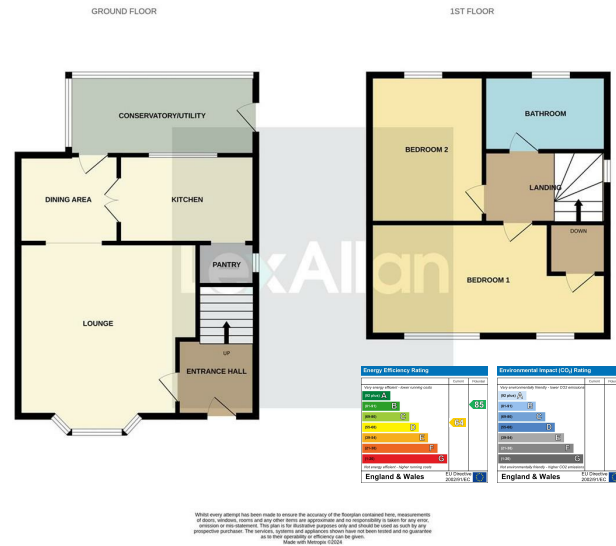
## Referral Fees.

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.

## Council Tax Dudley band A



**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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