



LexAllan

local knowledge exceptional service

St Aubins Brook Street, Old Quarter, Stourbridge, West
Midlands, DY8 3XD

We are delighted to present this family home with a beautiful blend of traditional character features and charm, along side modern decor and fittings giving a high standard of living accommodation with a real WOW factor. Having been tastefully designed by the current vendors the property comprises of a gated parking area which can be accessed via the garden, entrance hall leads into, lounge, kitchen/diner/sung, utility/cloakroom and cellar off. To the first floor are two generous sized bedrooms, the master with en suite and dressing room. To the top floor the final bedroom with further en suite.

For further information or to arrange your viewing contact the office.

Approach

With wrought iron gate leading from Brook Street, quarry tile path with wrought iron fence surround leading to:

Entrance Hall

Tiled floor, door and window to front, stairs and doors off

Lounge

14'6" x 14'4" (4.44 x 4.39)

Feature log burner, sash windows to front and side with shutter blinds and central heating radiator

Kitchen/Diner/Lounge

39'4" x 11'8" (12 x 3.58)

Sash window to front with shutter blinds, large double glazed sliding patio door, feature fire place, range of wall and base units with work surface over incorporating sink, gas hob with extractor over, integrated oven, fridge, freezer, microwave, heating draw, dishwasher, central heating radiator, lantern style skylight and feature exposed brick wall

Utility/W,c

W,c, wash hand basin with mixer tap, storage cupboards, central heating radiator, double glazed window and door to rear, tiled floor, space and plumbing for washing machine and combination boiler

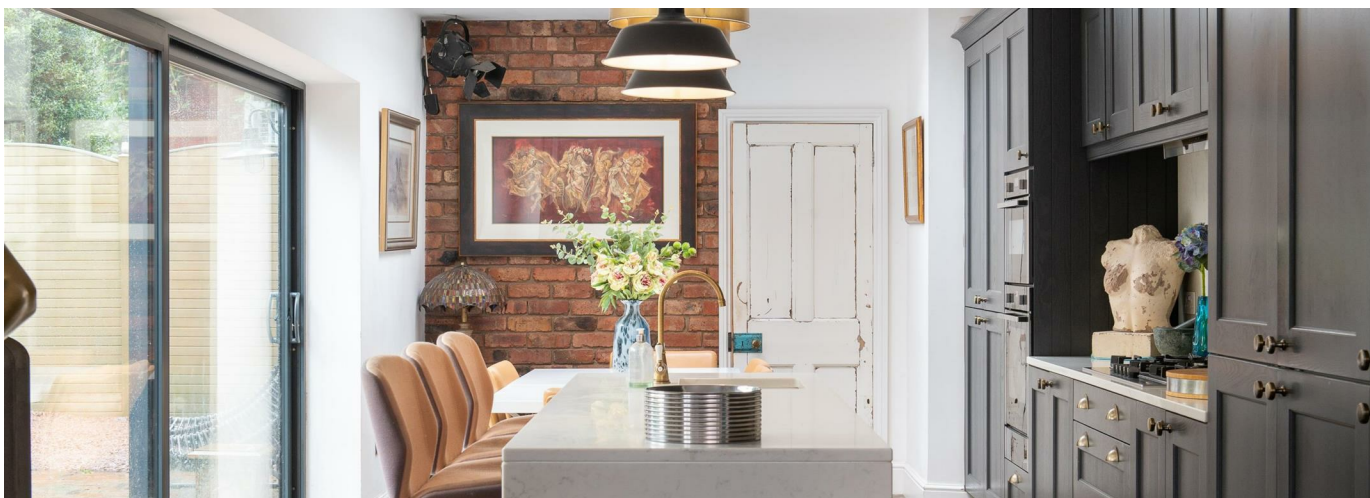
Landing

Central heating radiator, stairs off and doors to bedrooms

Bedroom One

12'5" x 11'0" (3.79 x 3.37)

Sash windows to front with shutter blinds, central heating radiator and feature fireplace



En suite

Double glazed window to front and side, wash hand basin with mixer tap and storage below, low level w,c, shower, tiled splash backs, feature exposed brick wall and extractor fan

Walk in wardrobe

Skylight and feature exposed brick wall

Bedroom Two

12'5" x 11'1" (3.79 x 3.4)

Sash window to front and side with shutter blinds, central heating radiator, cupboard off, feature fire and coving

Bedroom Three (loft)

13'9" x 10'3" (4.21 x 3.14)

Window to front and side with shutter blinds, central heating radiator, feature fireplace, glass panels sounding stairs



En suite

Shower, bath with mixer tap, skylight, w,c, wash hand basin and central heating radiator

Cellar

Accessed via the kitchen/diner

Garden

With a double opening wooden gate allowing car access, low maintenance garden space, pebbled and cobbled with shrub borders and feature bath tub

Council Tax Band C

The Location

Brook Street lies almost equally close to amenities in Stourbridge town centre or Wollaston Either place provides a multitude of local shops and services with public transport running from either South Road or ring road. Trains run from the Stourbridge Town Hub or Stourbridge Junction and local commercial centres are easily commutable in and around Stourbridge, the Black Country and Birmingham. The Midlands motorway network is accessed from Halesowen (M5) and numerous leisure amenities are within easy distance including the Crystal Leisure Centre in Stourbridge other gyms, excellent pubs and eateries.

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Improved	Current	Improved
Energy efficient - lower running costs (81-90) A		Very environmentally friendly - lower CO ₂ emissions (10-14) A	
(69-80) B		(15-19) B	
(55-68) C		(20-24) C	
(45-54) D		(25-29) D	
(35-44) E		(30-34) E	
(21-34) F		(35-39) F	
(1-20) G		(40-49) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EPC Directive 2002/91/EC		EPC Directive 2002/91/EC	



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.

The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

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