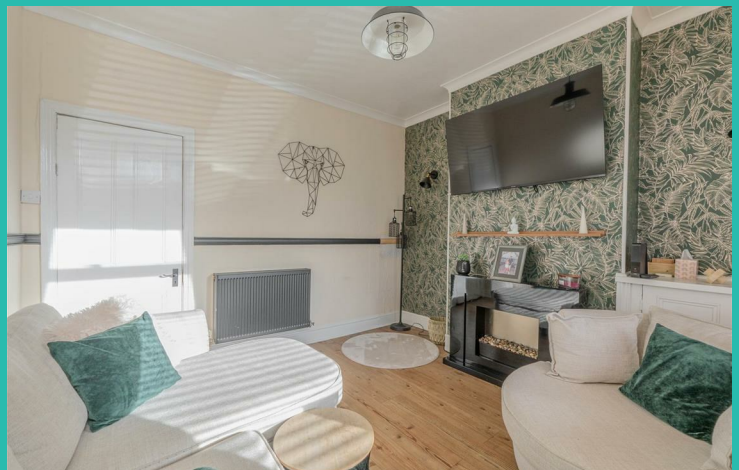
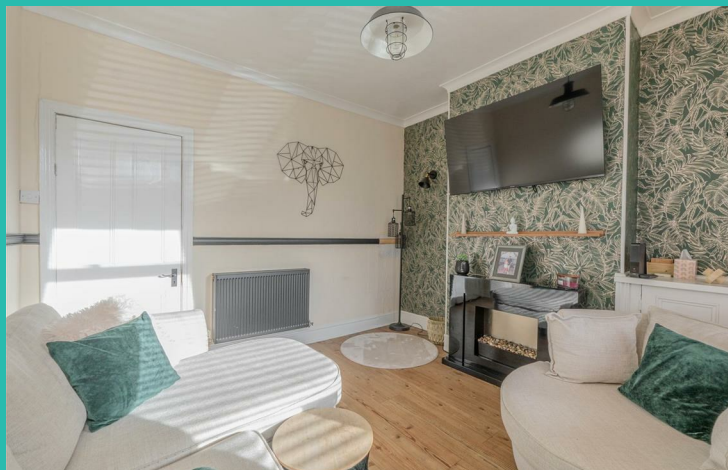




121 Station Road, Cradley Heath B64 6PL



** YOUR PROPERTY SEARCH STOPS HERE **

This charming two bedroom mid terrace will truly tick the boxes for you first time buyers. Offering spacious accommodation all under on roof this truly is ideal for those wanting move in accommodation. In brief the property comprises of; lounge, kitchen, conservatory, two well sized bedrooms and family bathroom. Not only that but you also have permit parking to front and situated a stones throw from Old Hill train station that is ideal for all those that commute. Call us today to arrange your viewing.

Lounge 11'7" x 12'3" (3.54 x 3.74)

Electric fire, double glazed window to front, central heated radiator.

Kitchen 12'3" x 11'6" (3.74 x 3.50)

Wall and base units, electric oven with four ring gas hob, plumbing for washer and dishwasher, space for tumble dryer, opening to the conservatory, central heated radiator, double glazed window to rear, stairs rising to first floor.

Landing

Doors radiating off, built in storage cupboards, loft access.

Bedroom 1 11'3" x 9'6" (3.43 x 2.90)

Built in wardrobes, central heated radiator, double glazed window to front.

Bedroom 2 12'6" x 8'7" (3.80 x 2.61)

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

Bathroom

Bath with shower over, wash hand basin, w.c, chrome heated radiator, double glazed window to rear.

Conservatory

Perfect dining area, door off to garden.

Garden

Peaceful landscaped garden with patio area ideal for this sociable times with friends and family along with generous artificial lawn.

Parking

Permit Parking for two vehicles to the front of the property for £40 per annum approx.

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 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.

LexAllan

local knowledge exceptional service

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