



LexAllan

local knowledge exceptional service

30 Severn Rise, Rowley Regis, B65 8BQ

With NO UPWARD CHAIN this top floor two bedroom apartment boast attractive and move in ready accommodation at this convenient address near to various local shops and amenities. The property itself comprises of communal areas with allocated parking, lounge opens into kitchen, two bedrooms, the master with en suite and further bathroom.

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

Approach

Via parking area with allocated parking space, pathway leading through garden area leading to communal entrance area with security entry phone.

Hallway

With storage cupboard, wall mounted heater and door to:

Lounge

10'6" x 15'9" (3.2 x 4.8)

Double glazed French doors giving access to Juliet balcony with far reaching views and filling this room with light, wall mounted electric heater.

Kitchen

Double glazed window to front, sink with drainer and mixer tap, range of wall and base units with roll top work surfaces over, space for appliances, electric oven and hob.

Bedroom One

15'1" x 14'1" max 10'2" min (4.6 x 4.3 max 3.1 min)

Double glazed French doors to Juliet balcony to rear, wall mounted electric heater, door leading to:

En suite

Shower, double glazed window to side, pedestal wash hand basin, heated towel rail, w.c.

Bedroom Two

10'6" x 9'10" (3.2 x 3.0)

Double glazed window to rear and wall mounted electric heater.

Bathroom

Double glazed window to side, bath, pedestal wash hand basin, complementary tiling to walls, heated towel rail.



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.

Tenure (Leasehold).

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the lease is 125 years from 1st January 2005 leaving 105 years left on the lease, with an annual ground rent of £150.00 and a service charge of £1,751.36 per annum

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.

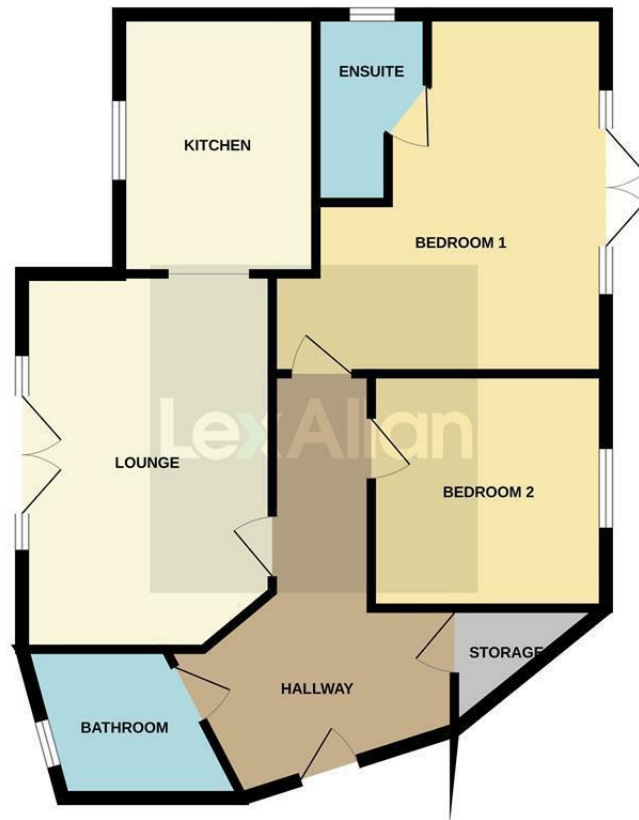
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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 B



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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