



**** NESTLED IN THE HEART OF OLDSWINFORD ****

This charming two bedroom end of terrace is truly ideal for those looking to make that step ever popular Oldswinford location. Hall Street offers superb accommodation along with five star amenities located on your doorstep. In brief the property comprises of; lounge, kitchen, dining room, bathroom & two well sized bedrooms. Peaceful rear garden can be found to the rear. Viewings are highly recommended to appreciate the accommodation on offer.

Lounge

12'2" x 11'10" (3.71 x 3.61)

Log burner with exposed brick chimney breast, double glazed window to front, central heated radiator.

Kitchen

12'8" x 7'3" (3.85 x 2.22)

Variety of wall and base units, inset Belfast style sink with mixer tap, opening to the dining area, stairs rising to first floor, central heated radiator.

Dining Area

11'6" x 6'10" (3.51 x 2.09)

French doors open into the garden, two sky lights, fitted storage with integrated washer and freezer, central heated radiator.

Bathroom

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

Landing

Doors off to both bedrooms

Bedroom 1

9'9" x 9'4" (2.96 x 2.85)

Double glazed window to rear, central heated radiator.

Bedroom 2

10'1" x 9'10" (3.07 x 2.99)

Central heated radiator, double glazed window to front.

Garden

Peaceful rear garden with gravelled patio area leading to a neat and tidy lawn.



The Location

Hall Street is a sought after and convenient location in Oldswinford which offers a range of shopping facilities. Stourbridge Junction Railway Station is easily accessible and offers direct rail links into Birmingham City Centre. Stourbridge Town Centre a short walk away and offers a wide range of shopping facilities. There are excellent schools nearby to suit all age ranges, in particular Oldswinford primary and Redhill secondary school.

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 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





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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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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