



LexAllan

local knowledge exceptional service

17 Holly Grove, Stourbridge, West Midlands, DY8 1UF

** JUST APPRECIATE THE LOCATION ON THIS ONE
**

This charming three bedroom mid terrace townhouse offers superb accommodation on offer & is located a stones throw from Stourbridge High Street. Having been well maintained by the current owners this truly is ideal for those looking to make that step onto the property ladder. In brief the property comprises; entrance hall, lounge, kitchen, three bedrooms, bathroom along with a utility & w.c. Not forgetting the study and garden to rear. Call today on 01384 442464 to arrange your viewing.

Approach

Driveway to front providing off road parking.

Entrance Hall

Spacious entrance hall with under stair storage cupboard, central heated radiator, tiled flooring throughout, door off to utility.

Bedroom 3

8'7" x 7'7" (2.63 x 2.33)

Double glazed window to rear, power and lighting throughout, door to additional space.

Family Room

16'8" x 7'4" (5.09 x 2.25)

Double glazed window to front, central heated radiator.

Utility

Utility room offers plumbing for washing machine and dryer, stainless steel sink and drainer, tiled flooring, central heated radiator, door to garden.



Kitchen

14'2" x 8'9" (4.32 x 2.69)

Spacious kitchen offering a variety of wall and base unit, double electric oven, electric hob with extra above, Jules stainless steel sink and drainer, integrated dishwasher, spotlights, breakfast bar, central heated radiator, large double glazed window to front allowing natural light to flood through, door to lounge.

Lounge

16'9" x 11'1" (5.11 x 3.39)

Lounge offers large double glazed window to rear, two central heated radiators, stairs rise to second floor.

Landing

A bright and spacious landing with doors radiating off, air-conditioning unit.

Bedroom 1

14'1" x 11'3" (4.30 x 3.44)

Fitted wardrobes offering ample storage space, double glazed window to rear, central heated radiator.

Bedroom 2

12'5" x 7'11" (3.81 x 2.43)

Double glazed window to front, central heated radiator.

Bathroom

Bath with a shower over, wash handbasin vanity unit, WC, chrome heated towel rail, double glaze window to front.

Garden

Decked area with neat and tidy lawn.

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. The maximum referral fee of £200 inc VAT is the actual fee that you would pay if you were to engage them directly. If you are paid to us as an intermediary of a significant marketing expenditure regarding the above, please feel free to contact us for more details.



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, distances, areas and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify all details with the seller and their solicitor. Made with Morgan Cloud



Council Tax Band B

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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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