



LexAllan

local knowledge exceptional service

66 Fredericks Close, Norton, Stourbridge, DY8 3YW

**** JUST TAKE A LOOK AT THIS CHARMING ONE ****

Nestled within the popular address of 'Fredericks Close' this bright and spacious one bedroom flat is now ready for its next chapter. Having been truly well maintained throughout and being surrounded by superb amenities, this is a must view. In brief the property comprises; entrance hall, lounge, kitchen/diner, bedroom & bathroom. To the rear is garage along with well maintained gardens surrounding the property. Call today to arrange your viewing!



Entrance Hall

Stairs rise to allow access to the flat.

Lounge

12'6" x 11'6" (3.83 x 3.51)

Door off allowing access to balcony, electric fire place, central heated radiator, door off to kitchen.

Kitchen/Diner

14'0" x 6'7" (4.29 x 2.03)

Variety of wall and base units, sink and drainer, electric oven with four ring gas hob, plumbing for washing machine, tiled flooring through, double glazed window to front.



Lobby

Doors radiating off to bedroom & bathroom, large airing cupboard.

Bedroom

9'8" x 8'2" (2.95 x 2.49)

Fitted wardrobes, double glazed window to rear, central heated radiator.

Bathroom

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



Garage

Garage can be found to the rear of the property with an up & over door to front.

Location

Fredericks Close is close to a multitude of amenities including a good range of shops, school and passing buses, as well as having SwanPool Park near by. A great base for those commuting to nearby commercial centres in and around Stourbridge and the Black Country, the Midland motorway network is accessible via the M5 at Halesowen and railway services run from Stourbridge junction.

Council Tax Band B

Tenure (Leasehold).

References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 121 years remaining on the lease and a service charge of £960 per annum. 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.

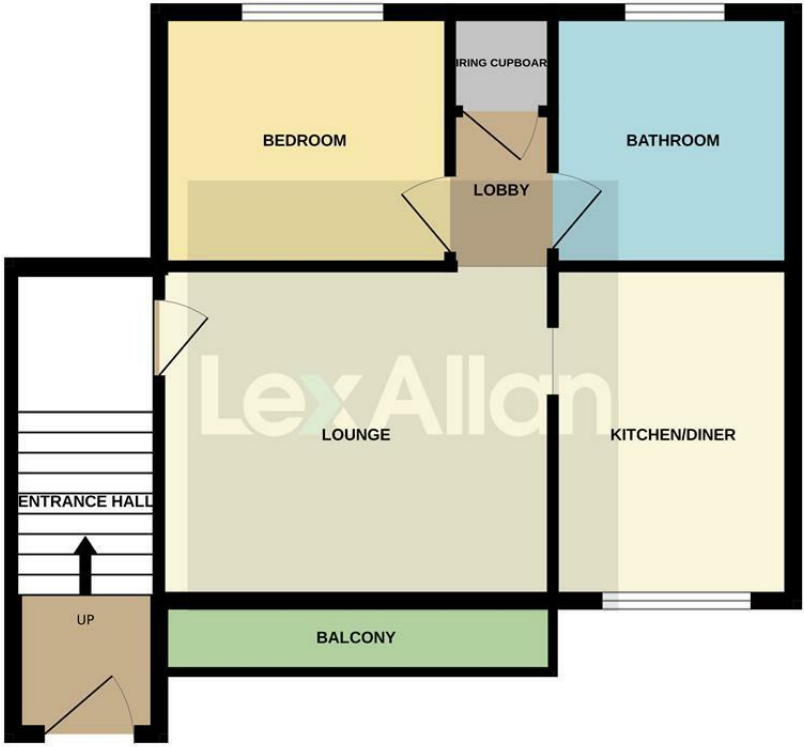
We can also confirm that if we have provided your details to Infinity

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.

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. Made with Metropix ©2025

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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