



**LexAllan**

local knowledge exceptional service

88 New Farm Road, Stourbridge, DY9 7PJ



**\*\* CALLING ALL FIRST TIME BUYERS, POP ON DOWN TO NEW FARM ROAD \*\***

This charming three bedroom semi detached family home has been well maintained throughout & offer spacious accommodation. Nestled a stones throw from Stourbridge Junction you have five star transport links and superb local schooling options. In brief the property comprises; entrance hall, lounge, dining room, kitchen, three bedrooms and family bathroom. To the front is a driveway & carport along with a peaceful rear garden. Call today to arrange your viewing.



### Approach

Driveway to front with addition car port, tidy lawn area.

### Entrance Hall

Doors radiating off, stairs rise to first floor, central heated radiator.

### Lounge

16'6" x 10'5" (5.04 x 3.18)

Double glazed window to front & side, double doors open into the dining room, gas fire with surround, two central heated radiators.

### Dining Room

13'1" x 8'4" (3.99 x 2.55)

Door off to kitchen, under stair storage, central heated radiator, door opening into the garden.

### Kitchen

9'11" x 7'8" (3.04 x 2.35)

Variety of wall and base units, sink and drainer, plumbing for washing machine, double glazed window to rear & side, central heated radiator.

### Landing

Doors radiating off to all first floor accommodation, loft access, central heated radiator.



### Bedroom 1

10'5" x 10'0" (3.18 x 3.05)

Wardrobes, two double glazed windows to front and side, central heated radiator.

### Bedroom 2

10'4" x 10'0" (3.17 x 3.06)

Wardrobe, double glazed window to rear, central heated radiator.

### Bedroom 3

7'5" x 6'3" (2.28 x 1.93)

Double glazed window to front, central heated radiator.

### Bathroom

Bath with electric shower, wash hand basin, w.c, central heated radiator, airing cupboard, double glazed window to rear.

### Garden

Peaceful garden with tidy lawn area, mature shrubs border along with secure side access leading to carport.

### 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. The maximum referral fee of £200 inc VAT should you decide to proceed with the engagement of the surveyor in question. The actual fee that you would pay it is paid to us as an intermediary. If you have made any significant marketing expenditure regarding the above, please feel

## Council Tax Band B



Where shown, drawings have been made to indicate the accuracy of the footprint contained here. Measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance 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 is given for their operation or efficiency. See the agent's brochure for further details.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**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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