



Located in a highly sought-after residential area, this well-presented two-bedroom ground floor maisonette offers generous living space and is available with NO UPWARD CHAIN – making it an ideal purchase for first-time buyers, downsizers, or investors.

Enjoying its own private entrance, the property comprises a private entrance door, a spacious lounge, fitted kitchen, two well-proportioned bedrooms, and a practical wet room. Outside, the home benefits from both front and rear private gardens, perfect for relaxing or entertaining.

Further enhancing its appeal is a garage en bloc, providing secure parking or useful storage. The property is conveniently situated close to local schools, shops and excellent commuter links, offering both comfort and convenience in a desirable location.

Early viewing is highly recommended to fully appreciate what this home has to offer.

Approach
Slab pathway to front, lawn and flower beds.

Entrance Hall
Double glazed door to front.

Lounge
19' 4" x 10' 5" (5.9 x 3.2)
Double glazed window to front, feature fire place and electric heater.

Kitchen
8' 10" x 8' 2" (2.7 x 2.5)
Double glazed window and door to rear overlooking garden, range of wall and base units with work surface over incorporating sink, space and plumbing for washing machine, tiled splash backs and extractor fan.

Hallway
Two cupboards off and doors to:

Bedroom One
15' 8" x 8' 10" (4.8 x 2.7)
Double glazed window to front.



Bedroom Two
9'6" x 9'2" (2.9 x 2.8)

Double glazed window to rear and electric heater.

Wet Room
5'10" x 5'6" (1.8 x 1.7)

Double glazed window to rear, WC, electric shower, wash hand basin, tiled walls and extractor fan.

Rear Garden

Slab patio, lawn, flower beds with mature plants and shrubs, shed, gate to rear and all with fencing to enclose.

Garage

With up and over door to front.

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 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.

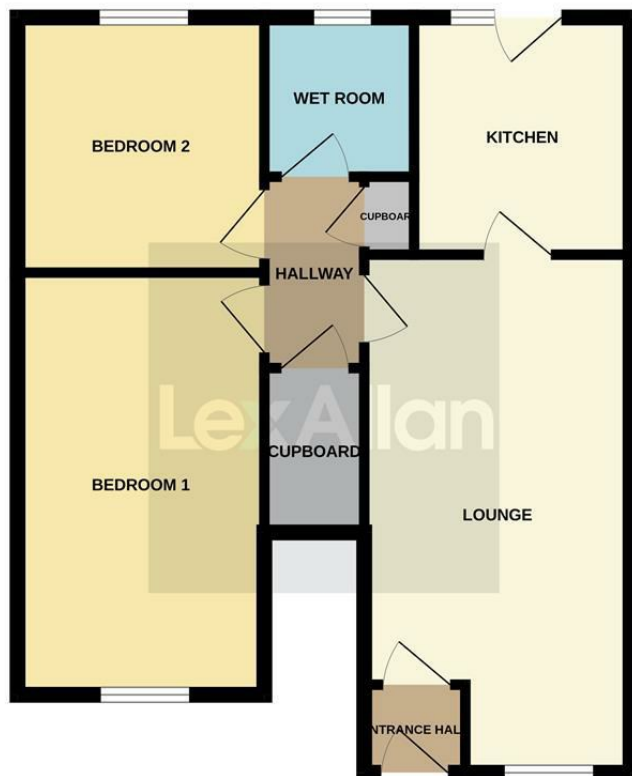
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO 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

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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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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