



## \*\* SUPERB LOCATION A STONES THROW FROM STOURBRIDGE TOWN \*\*

This superb opportunity to purchase this two bedroom mid terrace located in the ever so popular 'Old Quarter'. This truly is a perfect for those looking to make step onto the property ladder & benefitting from spacious accommodation, this is a must view. In brief the property comprises; entrance hall, dining room, kitchen, bathroom, two double bedrooms, one with dressing room. A peaceful rear garden can also be found to the rear.



Slabbed path allowing access to the property.

#### **Entrance Hall**

Doors radiating off to all accommodation, door to cellar.

## Dining Room 11'4" x 10'5" (3.46 x 3.18 )

Gas fire with surround, double glazed window to front.

# Lounge 15'3" x 11'6" (4.66 x 3.51)

Gas fire with surround, double glazed window to rear, door off to stairs rising to first floor.

## Kitchen 13'8" x 7'7" (4.17 x 2.33)

Wall and base units, sink and drainer, plumbing for washing machine & dishwasher, double glazed window to side, door off to garden.

### Bathroom

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







### Landing

Doors off to bedrooms.

## Bedroom 1 15'1" x 11'5" (4.62 x 3.49)

Double glazed window to rear, door off to dressing room.

## Dressing Room 13'6" x 5'10" (4.14 x 1.78)

Double glazed window to rear.

## Bedroom 2 13'5" x 10'5" (4.09 x 3.19)

Double glazed window to front.

#### Garden

A true asset is this private mature garden with a border of mature shrubs, generous patio with access to outhouse as well as a secure gate allowing access to the front, neat and tidy lawn as well.

### 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.







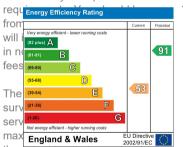
### Money Laundering Regulations.

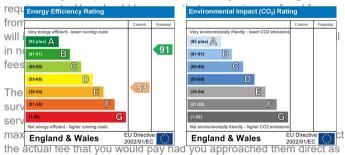
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof 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 guoted.

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





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

written or verbal (information) about the property or its value may be relied upon as a statement or representa-tion 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

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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