



LexAllan

local knowledge exceptional service

51b Audnam, Stourbridge, DY8 4AG

**** LOOKING TO MAKE THAT STEP ONTO THE PROPERTY LADDER? CHECK THIS ONE OUT ****

This exceptional three bedroom mid terrace has been truly well maintained & modernised by the current owner to create turn key ready accommodation. Offering spacious accommodation spread over three floors & not forgetting two allocated parking spaces to the rear!

In brief the property comprises; entrance hall, lounge, kitchen, conservatory & guest w.c. To the first floor are two double bedrooms & house bathroom along with the master bedroom, en-suite & walk in wardrobe location on the second floor. An easy to maintain garden can be found to the rear along with the off road parking. Call today to arrange your viewing.



Approach

Path leading to allow access to the property.

Entrance Hall

Doors off to all ground floor accommodation, stairs rise to first floor, central heated radiator, tiled flooring, storage cupboard.

Lounge

17'3" x 12'4" (5.26 x 3.78)

Centred electric fireplace with surround, French doors open into the conservatory, under stair storage, central heated radiator, double glazed window to rear.

Kitchen

9'10" x 5'7" (3.00 x 1.72)

Modern fitted kitchen offering a variety of wall and base units, 'Zanussi' electric oven, induction hob & extractor above, Quartz worksurfaces with inset sink, Integrated washing machine, double glazed window to front, tiled flooring, central heated radiator.



Conservatory

10'4" x 9'0" (3.17 x 2.76)

French doors open into the garden, central heated radiator.



Landing

Doors off to all first floor accommodation, stairs rise to second floor, central heated radiator.

Bedroom 2

12'4" x 10'3" (3.77 x 3.14)

Two double glazed windows to rear, central heated radiator.

Bathroom

Bath, wash hand basin, w.c, spot lights, chrome heated towel rail, tiled flooring.

Bedroom 3

12'4" x 9'9" (3.76 x 2.99)

Two double glazed windows to front, central heated radiator.

Landing

Door off to master bedroom & walk in wardrobe.

Master Bedroom

12'5" x 10'7" (3.80 x 3.24)

Door off to en-suite, double glazed window to front, central heated radiator.

En-Suite

Shower, wash hand basin, w.c, central heated radiator, skylight, spot lights.

Walk In Wardrobe

Fitted rails.

Garden

An easy to maintain garden with generous slabbed patio area along with artificial lawn, gate to the rear gives access to the allocated parking spaces.

Allocated Parking

Two allocated spaces to the rear.



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 needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact 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
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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other parts are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, correctness and completeness of these plans and any other information is not to be relied upon. Made with Metaphor 12/2021.



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