



LexAllan

local knowledge exceptional service

16 Crofters Close, Stourbridge, West Midlands, DY8 1NU

**** NESTLED IN THE HEART IF OLDSWINFORD, THIS IS NOT ONE TO MISS ****

This two bedroom townhouse offers spacious accommodation throughout & is ideal for those looking to make that step onto the property ladder. Surrounded by superb amenities, transport links & schooling options for all ages, this is a must view.

In brief the property comprises; entrance hall, kitchen, lounge, guest w.c, two double bedrooms & house bathroom. Peaceful garden can be found to the rear along with off road parking to the front. Call us today to arrange your viewing.

Approach

With access from the tarmac driveway, car port with wood store.

Entrance Hall

With door to the front elevation, stairs to the first floor landing, doors to the kitchen and the downstairs W.C.

Downstairs W.C

With W.C and wash hand basin.

Kitchen

11'0" x 10'2" (3.35 x 3.10)

With a variety of modern wall and base units, stainless steel sink/drain, 6 month old combination boiler, electric oven, gas hob, double glazed window and door to the rear elevation and a central heated radiator.

Lounge

11'0" x 17'4" (3.35 x 5.28)

With a double glazed window to the front elevation, multi fuel burner, two ceiling light points and carpet flooring.



Bedroom Two 11'0" x 9'8" (3.35 x 2.95)

With a double glazed window to the rear elevation, carpet flooring, ceiling light point and a central heated radiator.

Bathroom

With bath and shower over, W.C, wash hand basin, central heated radiator and a double glazed window to the rear elevation.

Bedroom One 11'1" x 15'6" (into recess) (3.38 x 4.72 (into recess))

With a double glazed window to the front elevation, ceiling light point, carpet flooring and a central heated radiator.

Garden

Peaceful rear garden ideal for hosting friends & family those summer evenings, tidy lawn area with mature beds.

The Location

Crofters Close is situated in the heart of Oldswinford village just off Swincross Road, close to great public transport services including Stourbridge Junction train station and excellent schools. The property provides the ideal base for those commuting to nearby centres around Stourbridge and the Black Country as well as Birmingham and north Worcestershire with access to the motorway network via the M5 at Halesowen or Bromsgrove and Stourbridge Junction railway station some five minutes by foot.

Tenure

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

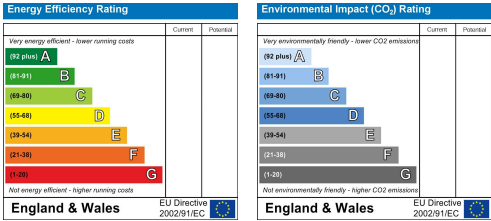
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

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 £175 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 Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 25% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 for 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 (01222)



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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