



20 Enville Place, Short Street, Stourbridge DY8 1XT



**** EASY LIVING WITHIN A STONES THROW FROM STOURBRIDGE TOWN ****

This charming two bedroom terraced bungalow offers spacious accommodation nestled within a welcoming community. Envile Place is surrounded by superb amenities along with five star transport links throughout the borough. In brief the property comprises; porch, lounge/diner, kitchen, two bedrooms & shower room. To the rear is a conservatory & peaceful garden. Viewings are highly recommended to appreciate the accommodation on offer.

Approach

Block paved path leading access to the property.

Porch

Door off to lounge/diner.

Lounge/Diner 3.4 x 4.3 min 5.2 max

Double glazed window to front, central heating radiator, and gas fire.

Kitchen 12'9" x 6'2" (3.90 x 1.90)

Double glazed window to front, central heating radiator, range of wall and base units with work surface over incorporating sink with mixer tap, electric hob, space and plumbing for washing machine, integrated oven, microwave, fridge, freezer and cupboard off housing combi boiler

Hall

Cupboard off, access to loft and doors radiating to:

Bedroom 1 11'5" x 10'2" (3.5 x 3.1)

Double glazed window to rear, central heating radiator and built in wardrobe

Shower Room

Heated towel rail, shower, wash hand basin with mixer tap and storage below, w,c, tiled floor and splash backs and extractor fan

Bedroom 2 11'5" x 7'2" (3.5 x 2.2)

Double glazed doors to rear, and central heating radiator

Conservatory

Double glazed windows and door and tiled floor

Garden

Slab patio, lawn, flower beds with plants, fencing to enclose

Tenure (Leasehold).

References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 62 years remaining on the lease a ground rent of £_____ per annum and a service charge of £608 per quarter. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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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