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local knowledge **exceptional service**

15 Constable House 28 New Road, Stourbridge, West Midlands, DY8 1RP

** A beautifully appointed first-floor apartment within the highly regarded Station House development **

Situated within the impressive Constable House, this stunning apartment was sympathetically converted by Lovell Homes in 2020, perfectly combining the character and charm of the original building with a stylish contemporary finish. One of the property's most striking features is its astonishingly high ceilings, creating a wonderful sense of space and light throughout. The apartment is accessed via a secure gated entrance, leading to the communal parking area, while further benefits include private solar panels, offering an additional energy efficient feature.

Offering an ideal lock-up-and-leave lifestyle, this spacious apartment would make an excellent choice for a first-time buyer or those seeking a low-maintenance home.

Properties of this calibre are rarely available and an internal viewing is highly recommended to fully appreciate the accommodation, character and setting on offer.

Approach
The approach is by way of secure electric gates accessed via both fob and intercom entry opening into the communal parking area including electric car charging spaces. The communal parking is surrounded by neat and tidy flowering shrubs, an additional secured pedestrian gate and bin store.

Communual Emtrance
The communal areas are well decorated and beautifully maintained having stairs rising to the first floor and post boxes to the ground floor.

Entrance Hall
A welcoming entrance hall with stairs rising to the mezzanine level, useful storage cupboard, wall mounted electric heater, doors radiating off to the downstairs bathroom, kitchen/living room and bedroom two.

Downstairs Bathroom
Low flush WC, panelled bath, wall mounted wash hand basin, wall and floor tiles, extractor fan and chrome heated towel rail.

Bedroom 2
10'2" x 9'4" (3.11 x 2.86)
Large understairs storage cupboard, double glazed window and wall mounted electric heater.

Kitchen/Diner
17'10" x 11'2" (5.45 x 3.41)

This room is open plan with the living area and offer the complete wow factor having inset stainless steel sink top with drainer built into work top, wall and base units, a range of 'Bosche' appliances including built in oven and microwave, 5 ring induction hob and cooker hood, integrated fridge freezer, dishwasher and washing machine. A feature island centres the room with further base units and useful breakfast bar, two double glazed windows and wall mounted electric heater.

Living Area
14'3" x 11'1" (4.35 x 3.40)

Airing cupboard housing water tank, double glazed window and two wall mounted electric heaters.

Bedroom 1 (mezzanine level)
12'10" x 10'2" (3.93 x 3.12)

With glass balustrade over looking the living area, wall mounted electric heater and door into the dressing room.

Dressing Room (mezzanine level)
11'4" x 8'7" (3.46 x 2.62)

Stylish fitted wardrobes, wall mounted electric heater and shower room en suite off.

En-Suite

Shower cubicle with shower fitting, wall mounted wash hand basin, low flush WC, wall and floor tiles, extractor fan and chrome heated towel rail.

Location

Constable House is located in a good proximity to Birmingham, Dudley and Wolverhampton, with excellent transport links such as Stourbridge junction rail station is just 1.7 miles away which serves on the Birmingham and Kidderminster line. The apartment is perfectly located to close amenities such as Stourbridge town centre, Supermarkets such as Aldi, Tesco extra and Merry Hill intu shopping centre - a home to some major high street retailers, department stores, restaurants and more.

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 245 years remaining on the lease a peppercorn ground rent annum and a service charge of £1860.48 per annum. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations.

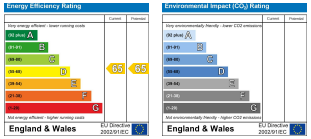
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.

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 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 floorplan contained here, measurements of doors, windows, rooms and any 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.

The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH
info@lexallan.co.uk
01384 379450
www.lexallan.co.uk

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