



**LexAllan**

local knowledge exceptional service

37 Platts Crescent, Stourbridge, DY8 4YZ



**\*\* PERFECT FOR FIRST TIME BUYERS \*\***

This charming two bedroom mid terrace offers spacious accommodation inside & out. Platts is ideal for those looking to make that step onto the property ladders & being surrounded by superb amenities this is a must view. In brief the property comprises; lounge, dining room, kitchen, two double bedrooms, house bathroom & cellar. A private garden can be found to the rear allowing access to the summerhouse that is the ideal office or man cave! Call today to arrange your viewing today.



**Approach**

Path allowing access to the property.

**Lounge**

11'11" x 11'10" (3.64 x 3.62 )

Double glazed window to front, central heated radiator.

**Dining Room**

12'8" x 12'3" (3.88 x 3.74 )

Centred log burner, double doors open into the garden, opening to the kitchen, stairs rise to first floor along with door off to cellar, central heated radiator.

**Kitchen**

12'0" x 5'11" (3.68 x 1.82 )

Base units with electric oven & hob, plumbing for washing machine, sink and drainer, double glazed window to side, spot lights.

**Landing**

Doors off to all first floor accommodation, loft access, central heated radiator.

**Bedroom 1**

12'4" x 12'1" (3.77 x 3.70 )

Double glazed window to front, central heated radiator.



### Bedroom 2

12'5" x 8'3" (3.80 x 2.53 )

Double glazed window to rear, central heated radiator.

### Bathroom

Bath, shower, wash hand basin, w.c, central heated radiator, double glazed window.

### Cellar

12'1" x 12'0" (3.70 x 3.68 )

Power & lighting, central heated radiator.

### Garden

Cobble patio area with steps leading down to lawn area along with access to the summer house.

### Summer House

14'3" x 9'3" (4.36 x 2.83 )

A superb versatile space for multi uses, power & lighting throughout.

### 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.

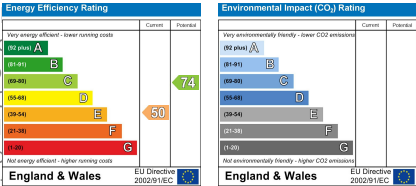
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof 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 £30 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 surveyors who we are confident service relevant to your property. The maximum referral fee of £200 is the actual fee that you would pay if it is paid to us as an intermediary. If there is a significant marketing expenditure regarding the above, please feel free to contact us.



Council Tax Band A

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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