



**LexAllan**

local knowledge exceptional service

3 Osbourne Gardens Clark Street, Old Quarter, Stourbridge,  
DY8 3UG

**\* SUPERB ACCOMMODATION, SUPERB LOCATION \*\***

This ground floor two bedroom apartment boasts NO UPWARD CHAIN. The property is beautifully positioned just off Clark Street making it ideal for nearby local shops, schools and walking distance to Mary Stevens Park. Boasting front and rear communal gardens, large private driveway with allocated parking space plus guest space. The property itself comprises of private entrance, porch, lounge, kitchen, two bedrooms and shower room.



**Approach**

Slabbed pathway allowing access to the property.

**Lounge**

**13'3" x 12'8" (4.05 x 3.87)**

Electric fire place with surround, double glazed window to front, central heated radiator.

**Kitchen**

**13'3" x 8'7" (4.05 x 2.63)**

Wall and base units, sink and drainer, plumbing for washing machine, double glazed window to side, central heated radiator, plumbing for washer.

**Hall**

Doors radiating off to both bedrooms and shower room.

**Bedroom 1**

**11'2" x 10'6" (3.42 x 3.21 )**

Double glazed window to rear, central heated radiator.

**Bedroom 2**

**13'2" x 6'1" (4.02 x 1.87)**

Double glazed window to rear, central heated radiator.



## Shower Room

Shower, wash hand basin, w.c, double glazed window to side.

## Garden

Communal garden to the rear to include lawn area with wall to enclose and flower beds

## The Location

Clark Street lies almost equally close to amenities in Stourbridge town centre or Wollaston. Either place provides a multitude of local shops and services with public transport running from either South Road or ring road. Trains run from the Stourbridge Town Hub or Stourbridge Junction and local commercial centres are easily commutable in and around Stourbridge, the Black Country and Birmingham. The Midlands motorway network is accessed from Halesowen (M5) and numerous leisure amenities are within easy distance including the Crystal Leisure Centre in Stourbridge other gyms, excellent pubs and eateries.



## Council Tax Band B

## Tenure

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 a share of the freehold and 159 years remaining on the lease. 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 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

**IMPORTANT NOTICE** 1. No description or information is 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.

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, it is important to note that measurements, areas and other details are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The floorplan is for general information only and should not be relied upon as being accurate. Prospective purchasers should make their own arrangements to verify the details contained in the floorplan. The floorplan is not drawn to scale and is for guidance only. Lex Allan and its employees and agents do not accept any liability in respect of any inaccuracies in the floorplan.



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