



**LexAllan**

local knowledge exceptional service

216A Hagley Road, Stourbridge, DY8 2JU

**\*\* SUPERB ACCOMMODATION LOCATED IN A SUPERB LOCATION \*\***

This extensive three bedroom townhouse has just undergone full redecoration inside & out. Hagley Road is truly ideal for those looking for spacious accommodation & wanting local amenities on your doorstep. This charming home is now being offered with no upward chain.

In brief the property comprises; entrance hall, lounge/diner, kitchen, guest w.c. To the first floor are two double bedrooms & house bathroom. The master is located to the second floor which benefits from a dressing room & very own en-suite. A private garden to the rear along with two allocated parking as well.

**Approach**

Block paving to front with metal fencing leading to the property.

**Entrance Hall**

Doors off to all ground floor accommodation, stairs rise to first floor, central heated radiator, storage cupboard off.

**Lounge/Diner**

**17'3" x 12'11" (5.26 x 3.95 )**

Double doors open into the garden, central heated radiator, under stair storage.

**Kitchen**

**13'0" x 6'2" (3.98 x 1.89 )**

Variety of wall and base units, 'Hoover' electric oven, four ring gas hob with extractor over, sink and drainer, tiled splashback & tiled flooring, double glazed window to front.

**W.C**

Wash hand basin, w.c, double glazed window to side, central heated radiator.



### Landing

Doors off to all first floor accommodation, stairs rise to second floor.

### Bedroom 2

12'11" x 10'9" (3.96 x 3.30)

Fitted wardrobes, double glazed window to rear, central heated radiator.

### Bathroom

Bath with shower over, wash hand basin, w.c, spot lights, heated towel rail.

### Bedroom 3

12'11" x 9'11" (3.96 x 3.03 )

Fitted wardrobes, tow double glazed windows to front, central heated radiators.

### Landing

Door off to master bedroom & en-suite.

### Master Bedroom

13'9" x 12'11" (4.21 x 3.94 )

Door off to dressing room, double glazed window to front, central heated radiator.

### Dressing Room

9'0" x 4'2" (2.76 x 1.28 )

Central heated radiator, airing cupboard off.

### En-Suite

Shower, wash hand basin, w.c, tiled flooring, spot lights, skylight.

### Garden

A private garden that offers tidy lawn area along with generous patio ideal for summer evening spent with friends & family, secure side access leads to the front & gate leads to the parking at the rear.

### Parking

Two allocated parking spaces to the rear.



## 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.

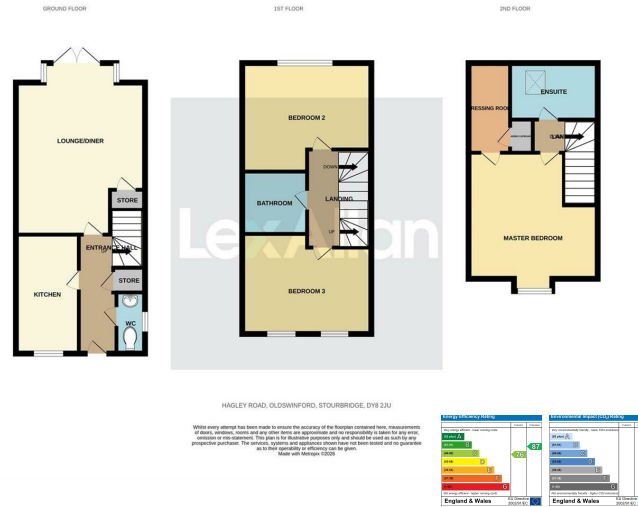
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide 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 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 time and effort in the process of sourcing a buyer for the property. **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.



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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