



This first floor two bedroom apartment boasts NO UPWARD CHAIN just a short walk away from Stourbridge town centre, making it ideal for nearby amenities and commuter links. The spacious accommodation on offer includes hallway, lounge, kitchen, two bedrooms and bathroom.

With far reaching views, ample storage as well as garage en-bloc, the property is an ideal first time buy, investment or downsizers opportunity.

For further information or to arrange your viewing contact the office.

Hall

With storage heater and cupboards off.

Lounge

10'2" x 18'8" (3.1 x 5.7)

Double glazed window to rear with far reaching views and two storage heaters.

Kitchen

5'6" x 11'1" (1.7 x 3.4)

Double glazed window to rear, range of wall and base units with work surface over incorporating sink with mixer tap, electric oven and hob with extractor hood over, tile splash backs, space and plumbing for washing machine and storage heater.

Bedroom One

9'10" x 13'5" (3.0 x 4.1)

Double glazed window to rear, cupboard off and storage heater.

Bedroom Two

6'2" x 9'2" (1.9 x 2.8)

Double glazed window to rear, storage heater and cupboard off.

Bathroom

WC, wash hand basin with mixer tap, bath with mixer tap and electric shower over, heated towel rail, tile floor and splash backs and extractor fan.

Garage

Main up and over door to front.



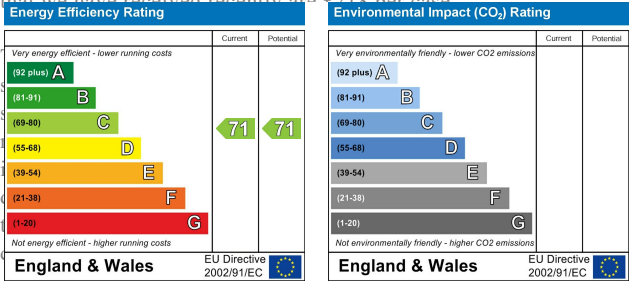
Money Laundering Regulations.

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.

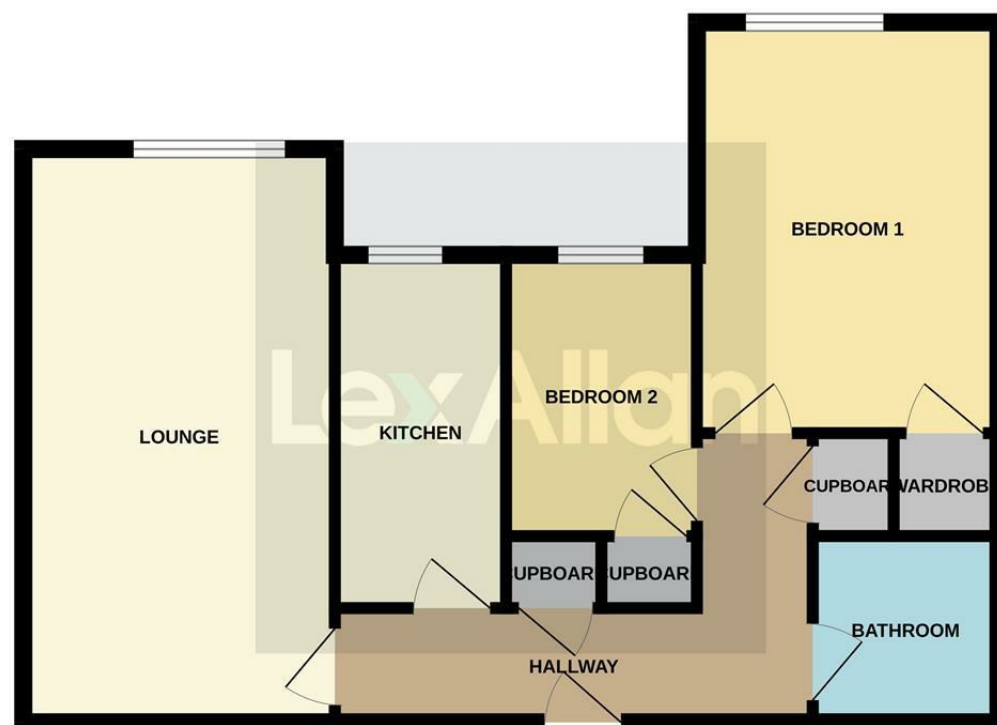


Tenure (Leasehold).

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 134 years remaining on the lease a ground rent of £40 per annum and a service charge of £1250 per annum. A buyer is advised to obtain verification from their solicitor.



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other 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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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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