



LexAllan

local knowledge exceptional service

11 Longlands Avenue, Stourbridge, DY8 3TU

**** A CHARMING BUNGALOW NESTLED IN THE HEART OF THE 'OLD QUARTER' ****

This two bedroom semi has been well maintained during ownership & offers turn key ready accommodation. Longlands Avenue was built in 2022 by a reputable nationwide builder & has become a lovely community with all residents being welcoming.

In brief the property comprises; entrance hall, kitchen/diner, lounge/bedroom 2, bathroom. To the first floor is the master bedroom & en-suite. To the rear is a peaceful garden along with off road parking to the side. Call today to arrange your viewing.

Approach

Driveway to the side providing off road parking.

Entrance Hall

Spacious hall with doors off to all ground floor accommodation, central heated radiator, storage cupboard, stairs rise to first floor.

Kitchen/Dining

17'6" x 12'2" (5.34 x 3.71)

The kitchen offers a variety of wall and base units, electric oven, four ring gas hob with extractor over, sink and drainer, plumbing for washing machine, double glazed window to rear, opening to the lounge area that offers double doors leading to the garden, central heated radiator.

Bathroom

Bath, wash hand basin, w.c, central heated radiator.

Lounge/Bedroom 2

14'8" x 10'9" (4.48 x 3.30)

Double glazed bay window to front, electric fire, central heated radiator. This is currently being used as the lounge.



Landing
Door off to master bedroom.

Master Bedroom
11'8" x 9'3" (3.58 x 2.84)
Fitted wardrobes, double glazed window to front, underfloor heating, door off to en-suite along with access into the eaves storage.

En-Suite
Shower, wash hand basin, w.c, central heated radiator.

Garden
Patio area ideal for hosting friends & family, tidy lawn along with secure side access leading to the front.

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. Annual service charge of £219.14 payable



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, dimensions, plans and any other items are approximate and are not intended to be relied upon for any purpose other than a guide only. This plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The accuracy, reliability and completeness of the information contained herein is not guaranteed. Lex Allan is not responsible for any errors or omissions. Made with Mapbox 10/20/20



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

LexAllan
local knowledge exceptional service