

LexAllan

local knowledge **exceptional service**

31 Stewponey Court, Stourton, Stourbridge, DY7 6RH

SUPERB GROUND FLOOR APARTMENT – SPACIOUS, MODERNISED ACCOMMODATION ALL UNDER ONE ROOF!

Beautifully presented and well maintained by the current owners, this modernised ground floor apartment offers spacious, well-planned accommodation throughout. Ideally suited to first time buyers looking to take their first step onto the property ladder or those seeking to downsize, this property is sure to impress.

Conveniently located with a canal just a short walk away, the apartment offers a great balance of comfortable living and pleasant surroundings.

The accommodation briefly comprises a communal entrance leading to a spacious entrance hall with two useful storage cupboards, a generous lounge/diner with an opening through to the kitchen, a well-proportioned master bedroom with en-suite facilities, a further double bedroom and a house bathroom. A large airing cupboard, conveniently housing the washing machine and tumble dryer, provides additional practical storage. Externally, parking is available to the front of the property.

Early viewing is highly recommended to fully appreciate the space, presentation and convenience this lovely apartment has to offer.

Contact us today to arrange your viewing!







Approach
Access via communal front door with video entry facility opening into communal hallway.

Entrance Hall
Spacious hall with doors off to all accommodation, large storage cupboard housing the washing machine & dryer, central heated radiator.

Lounge/Diner
French door to slabbed perimeter, two radiators, opening to the kitchen.

Kitchen
Modern fitted kitchen offering wall & base unts, integrated fridge/freezer undercounter & washing machine, electric oven, hob with extractor over, ceramic sink & drainer with mixer tap, double glazed window to side, spot lights.





Master Bedroom
With two built in wardrobes, door off to en-suite, double glazed window to to front, central heated radiator.

En-Suite
Shower, wash hand basin, w.c, central heated radiator, double glazed window to front.

Bedroom 2
Fitted storage shelving, double glazed window to rear, central heated radiator.

Bathroom
Bath with shower over, wash hand basin, w.c, central heated radiator, double glazed window to front.

Sun Terrace
Communal block paved outside space ideal for your morning coffee.

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 102 years remaining on the lease a ground rent of £420 per annum and a service charge of £1524 per annum. A buyer is advised to obtain verification from their solicitor.

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.

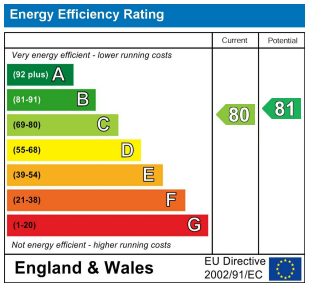
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

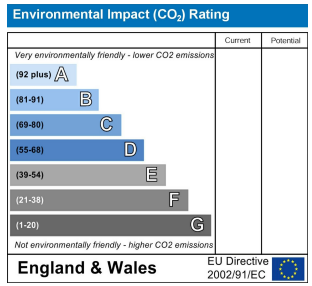
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would 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.











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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