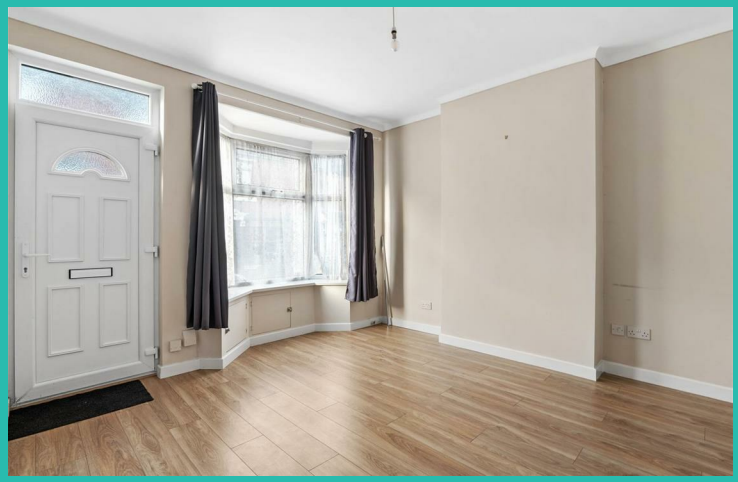
LexAllan Stourbridge



8 Pearson Street, Stourbridge DY9 8BB





'SUPER STARTER HOME WITH NO UPWARD CHAIN'
This traditional two bedroom end terrace offers move in ready and spacious accommodation. Nestled on a well known address you are surrounded by superb amenities along with local transport links. Pearson Street is ideal for those looking to make that step onto the ladder.

The property comprises of two generous sized reception rooms, rear lobby, and kitchen. To the first floor are two bedrooms and house bathroom. For further information or to arrange your viewing contact the office.

Living Room 13'6" x 12'8" (4.12 x 3.85)
Double glazed bay window to front, double glazed door and central heating radiator

Sung 16'6" x 12'8" (5.04 x 3.85)
Double glazed window to rear, central heating radiator, cupboard off and stairs rising to first floor accommodation

Hall
Double glazed door to side and double glazed window to side

Kitchen/diner 22' 10" x 8' 1" (6.96 x 2.47)
Double glazed windows and door to side, central heating radiator, range of wall and base units with work surface over incorporating sink with mixer tap, electric hob with extractor hood over, oven, and integrated fridge

Landing
Central heating radiator and doors radiating off

Bedroom One 12'4" x 12'8" (3.75 x 3.85)
Double glazed window to front, central heating radiator and cupboard off

Bedroom Two 13'7" x 8' 10" (4.15 x 2.68)
Double glazed window to rear and central heating radiator

Bathroom 15'0" x 6' 11" (4.58 x 2.12)
Double glazed window to rear, low level w,c, wash hand basin with mixer tap and storage below, heated towel rail, bath with mixer tap and shower attachment, extractor fan, tiled floor and splash backs and cupboard off

Rear Garden
Slab pathway and patio, astro turf, fencing and wall to enclose

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 £240 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 Green Street Surveys 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.

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 £24 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.

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.

Council Tax Band A









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.

LexAllan
local knowledge **exceptional service**
The Auction House , 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH
info@lexallan.co.uk
01384 379450
www.lexallan.co.uk