LexAllan

local knowledge **exceptional service**

16 Overman Close, Stourbridge, DY9 7ED

This immaculate two bedroom home boast NO UPWARD CHAIN at the end of a quiet cul-de-sac, being ideal for first time buyers, downsizers and investors alike with move in ready accommodation through out. The property itself comprises of driveway to front with additional parking space to the side, spacious lounge, kitchen/diner and downstairs WC. To the first floor two bedrooms and house bathroom. Finally an attractive garden to the rear.

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

### Approach
Block paved drive to front and further parking space to side.

### Lounge
12′5″ x 15′1″ (3.8 x 4.6)
Double glazed window and door to front, central heating radiator, stairs off and feature gas fire.

### Kitchen/Diner
12′5″ x 11′5″ (3.8 x 3.5)
Double glazed window and door to rear garden, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, tile splash backs, space and plumbing for washing machine and combination boiler.

### WC
Wash hand basin, central heating radiator, WC, tile splash backs and extractor fan.

### Landing
Access to loft space and doors off.

### Bedroom One
11′5″ x 12′5″ (3.5 x 3.8)
Double glazed window to rear and central heating radiator.

### Bedroom Two
12′5″ x 8′2″ (3.8 x 2.5)
Double glazed window to front, central heating radiator and cupboard off.

### Bathroom
Bath with mixer tap, WC, wash hand basin with mixer tap and storage below, tile splash backs, heated towel rail and extractor fan.

## Rear Garden

Patio, lawn, flower beds, shed, rear gate and fencing to enclose.

## 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 serv
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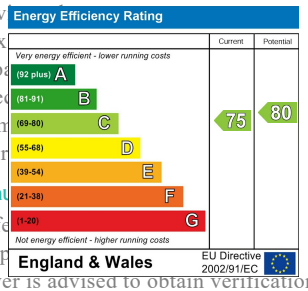


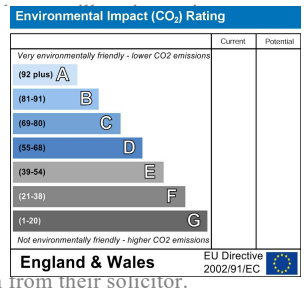


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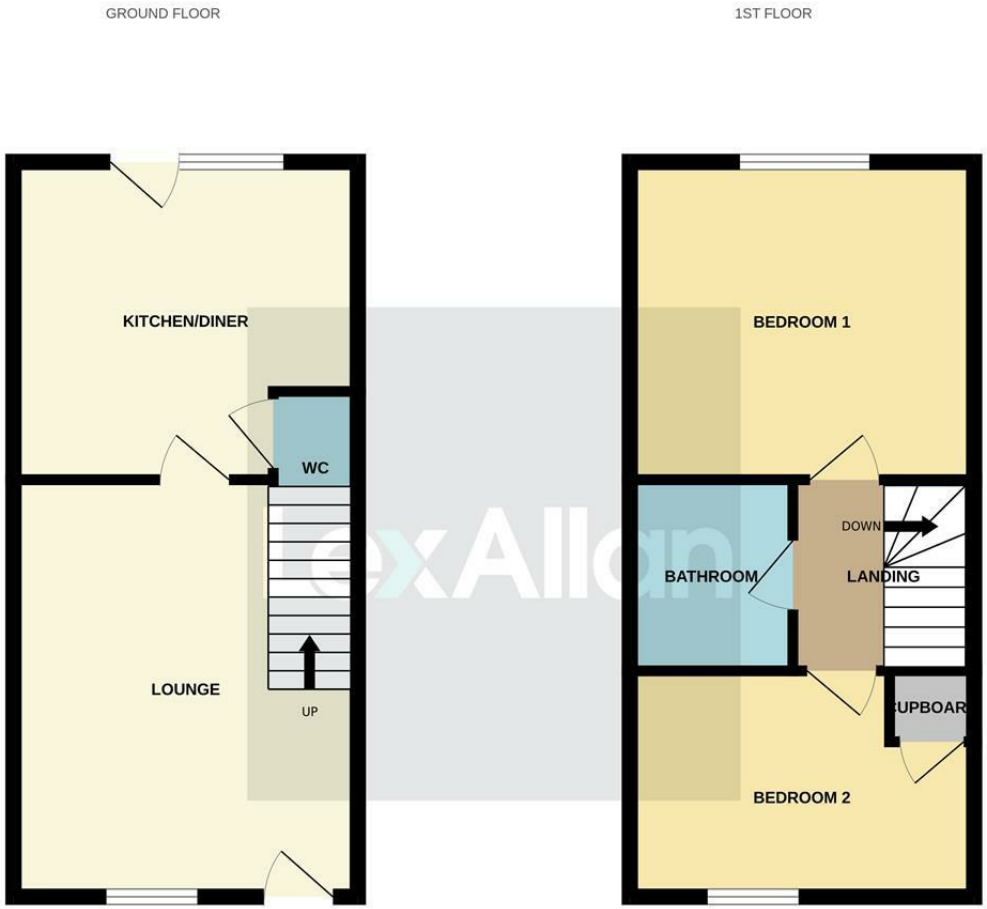


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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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