

LexAllan

local knowledge **exceptional service**

47 West Street, Old Quarter, Stourbridge, West Midlands, DY8 1XN

** GEM OF A LOCATION NESTLED WITHIN THE OLD QUARTER **

A charming traditional end-terrace property, offering high quality, move in-ready accommodation in a sought-after location, ideally positioned for a range of local amenities and excellent commuter links.

The property briefly comprises two spacious reception rooms, a fitted kitchen and a converted cellar, providing additional versatile living space. To the first floor are two well-proportioned bedrooms and a family bathroom, while the top floor boasts an impressive master bedroom with ample built-in storage.

Externally, the property benefits from a low maintenance rear garden, ideal for enjoying outdoor space with minimal upkeep. Combining traditional charm with comfortable, ready to enjoy accommodation, this property is sure to appeal to a range of buyers.

For further information or to arrange your viewing, please contact our office.

Dining Room
11'2" x 10'6" (3.4 x 3.2)
Double glazed bay window to front with shutter blinds, log burner, central heating radiator and double glazed door to front

Lounge
11'6" x 12'6" (3.5 x 3.8)
Double glazed window to rear with shutter blinds, central heating radiator and log burner

Kitchen
5'11" x 17'9" (1.8 x 5.4)
Double glazed window to side, double doors to rear, central heating radiator, range of wall and base units with work surface over incorporating sink with mixer tap, integrated fridge, freezer, oven, gas hob with extractor hood over, space and plumbing for washing machine, tiled floor and splash backs and spot lights

Landing
With doors off and further stairs to top bedroom

Bedroom Two
10'6" x 11'6" (3.2 x 3.5)
Double glazed window to front with shutter blinds, central heating radiator and cupboard off








Bedroom Three
6'7" x 9'6" (2.0 x 2.9)
Double glazed window to rear with shutter blinds and central heating radiator

Bathroom
Low level w,c, double glazed window to rear, shower, heated towel rail, wash hand basin with mixer tap, heated towel rail, tiled splash backs and extractor fan

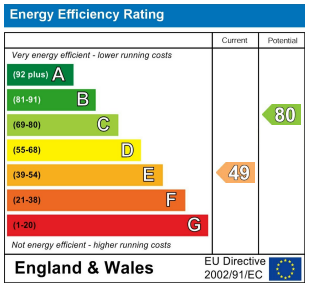
Bedroom One
11'6" x 14'1" (3.5 x 4.3)
Double glazed window to rear with shutter blind, central heating radiator, cupboards off and skylight

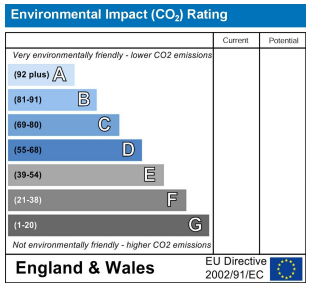
Cellar
10'6" x 10'10" (3.2 x 3.3)
Window to front, central heating radiator and built in cupboard

Rear Garden
Wooden decking, Astro turf, shed and all with walls and fencing to enclose

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 B

















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 £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.









Agents note

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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