

LexAllan

local knowledge **exceptional service**

1 St. Mary's Lane, Oldswinford, Stourbridge, West Midlands, DY8 2HE

A delightful two bedroom cottage ideally situated in the heart of Oldswinford, offering a fantastic central location within easy walking distance of the railway station. Offering charm, convenience and excellent potential, this quaint cottage would make an ideal home for first time buyers, couples, or those looking to downsize.

The property welcomes you through an attractive porch into an entrance hallway, leading to a characterful split-level dining room and fitted kitchen with traditional quarry-tiled flooring. The comfortable living room provides a lovely space to relax. Upstairs, there are two well-proportioned double bedrooms, with the main bedroom benefiting from dual-aspect windows. A spacious family bathroom completes the first floor, featuring a shower over the bath.

Further benefits include gas central heating, neat and tidy gardens, and off-road parking for two vehicles.

Early viewing is highly recommended to appreciate all this lovely cottage has to offer.

Approach
Driveway providing off road parking.

Entrance Hall
Welcoming hall with doors off to all ground floor accommodation, stairs rise to first floor.

Lounge
13'9" x 7'4" (4.20 x 2.24)
Double glazed bay window to side with additional window to front, central heated radiator.

Dining Room
13'11" x 9'0" (4.26 x 2.76)
Opening to the kitchen, quarry tiled flooring, built in storage cupboard, door off to cellar, double glazed window to front, door off to side garden.

Kitchen
9'1" x 8'6" (2.78 x 2.60)
Variety of wall & base units, tiled splashback, sink & drainer, ceramic sink with mixer tap, plumbing for washing machine, two double glazed windows to front.

Landing
Doors off to all first floor accommodation.











Bedroom 1
13'9" x 7'6" (4.20 x 2.30)
Double glazed bay window to side, with additional window to side, built in wardrobe, central heated radiator.

Bedroom 2
10'7" x 8'7" (3.24 x 2.64)
Double glazed window to front, central heated radiator.

Bathroom
Corner bath with shower over, wash hand basin, opening to the w.c, double glazed window to front.

Cellar

Garden
Located to the front offers tidy lawn with mature shrubs & patio to the rear.

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.













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.

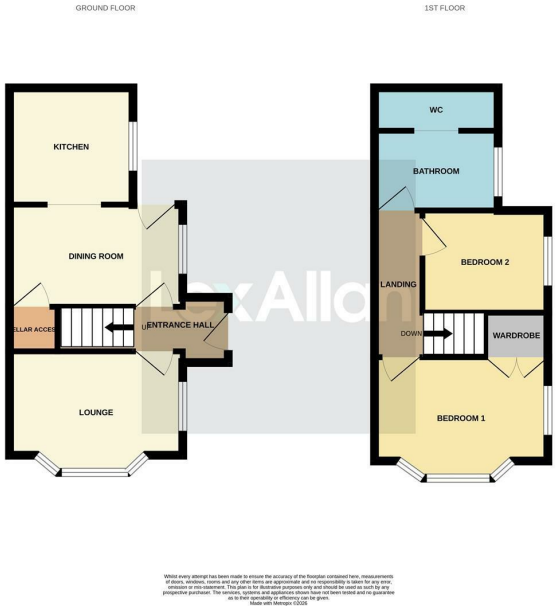
Referral Fees.

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.

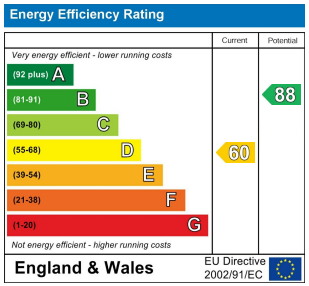
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their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

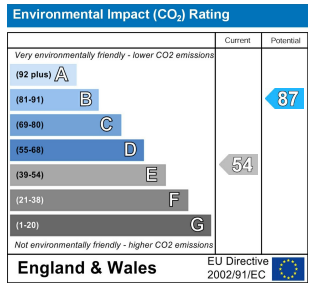
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would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

Council Tax Band C









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**